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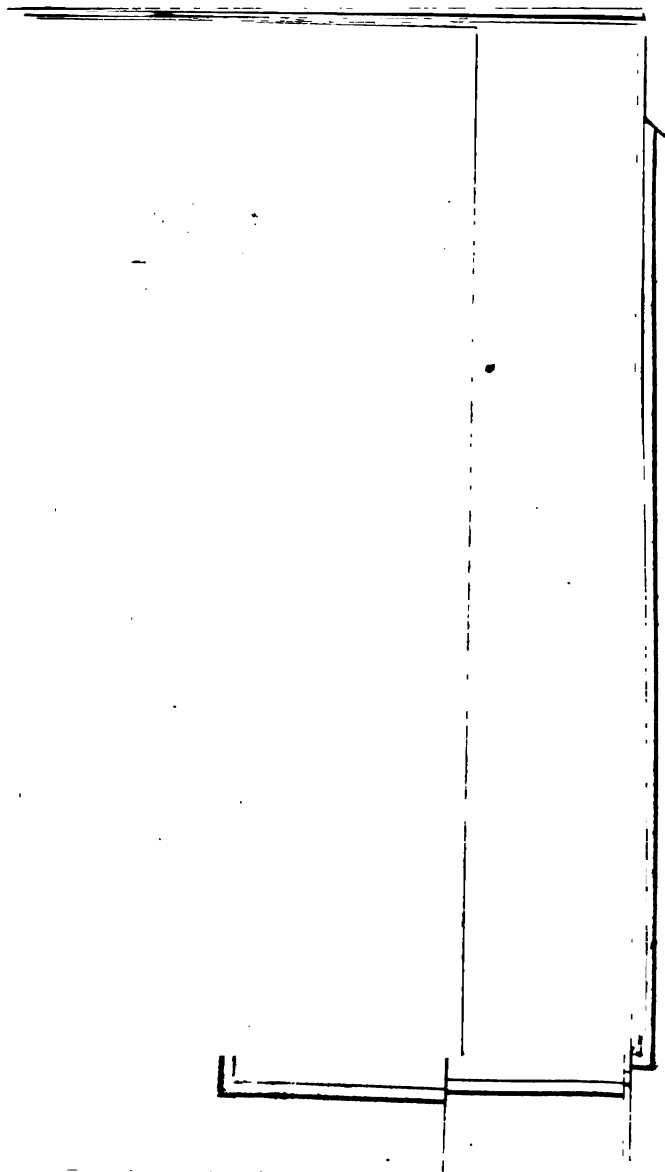
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1



I R E L A N D

CONSIDERED AS

A FIELD

FOR

INVESTMENT OR RESIDENCE.

BY

WILLIAM BULLOCK WEBSTER, ESQ.

DUBLIN :

HODGES AND SMITH, GRAFTON-STREET,

BOOKSELLERS TO THE UNIVERSITY.

1852.



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BY M. H. GILL.

PREFACE.

THE Author of this Work, having in his professional capacity visited every county in Ireland, except two, and having thus had opportunities, spreading over some years, of informing himself both as to the capabilities of the soil and the character of the people, was, after a time, forcibly impressed with the misapprehension existing in the minds of Englishmen generally upon these important points, and in which he himself once participated. A sense of duty would have alone sufficed to induce a desire upon his part of dispelling illusions calculated to materially prejudice the interests of the inhabitants in so large and important a portion of the United Kingdom. He

has, however, been further stimulated to submit the result of his observations and experience in Ireland to the British public, from a knowledge of the vast amount of capital now vainly seeking profitable investment, and from a conviction—as before observed, the result of experience—that it may be employed in the purchase of land in that country, as securely and more profitably than in any other part of Great Britain. He would repeat emphatically the remark of the present Premier, the Earl of Derby, in respect to land generally: “There is no bank in which capital may be so beneficially invested as in the soil,”—as being at this time most especially and peculiarly applicable to land in Ireland.

In addition to the information conveyed in these pages, he would recommend his readers to consult the following works, from which he himself has derived much valuable information:—

Thom's " Statistics of Ireland ;" Sir Robert Kane's " Industrial Resources of Ireland ;" Mr. Pim's work on " The Condition and Prospect of Ireland ;" Vincent Scully's " Irish Land Question ;" Sir C. Trevelyan's " Irish Crisis ;" and that valuable work of Mr. Locke on the " Incumbered Estates Court."

GREAT MALVERN, WORCESTERSHIRE,

November 1, 1852.

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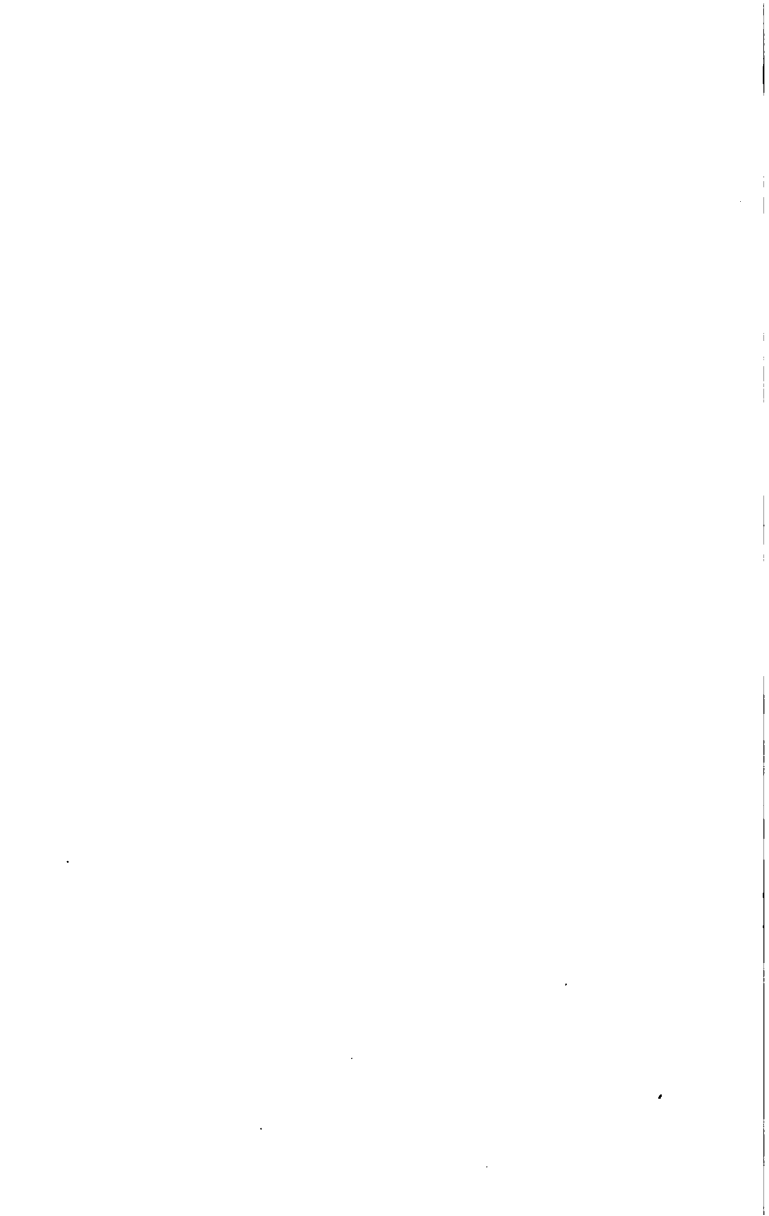
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I R E L A N D
AS
A F I E L D
FOR
I N V E S T M E N T O R R E S I D E N C E .

THE following notes are offered on a four years' experience of the country to which they refer. In publishing them, I am well aware of the one grand difficulty that will continually oppose any of the arguments, or rather facts, I may be enabled to advance:—"In Ireland there is no security for either life or property,"—at least so we think here. In disputing this opinion, my answer shall be based mainly on my own experience of a people commonly represented as only idle and discontented. For more than one-fourth of the period named I had upwards of a hundred

men, under the superintendence of an English foreman, employed upon one estate. They were never allowed any irregularity, either in coming to or leaving their employment; there was no disturbance during the whole of the time they were so engaged; and, wonderful to relate, I did not allow a man to smoke while at his work. They were, of course, regularly paid, at the rate of from seven to nine shillings a week, and altogether, I believe, fairly treated and judiciously managed. In return for this, I was neither shot at, nor yet threatened; nay, even more, on leaving the district they raised a subscription amongst themselves, and presented me with a handsome silver-mounted walking-stick, having my name engraved on it, as "a tribute of Irish gratitude to English worth."

It must be remembered, that within the last few years the Irish peasant has made a gradual, but at the same time an immense, ad-

vance in those habits which are most conducive to industrial success. The existing generation, I am certain, is half a century in advance of that dying off, while the one now at school promises to be at least a century before the present. The people *were* idle, reckless, and ignorant, for they had no hope nor inducement to be otherwise. Temperance-halls and village-schools are now reversing all this, and constant employment alone is wanting to establish in a fairer light the real character of the working Irish. In Avoca, some years since, upon pay-days, five hundred gallons of whiskey were regularly consumed by the two thousand men working the mines: the night, as a natural consequence, was spent in fighting, while the wives and children begged in vain for a share of the wages for food and clothing. No whiskey whatever is now sold upon pay-days, and the wives of the men receive for them. In many other parts

of Ireland the same thing takes place, and there is a complete change in the character of the people.

With this improvement in the temper and habits of the working classes, there has been an accompanying diminution in one of the greatest burdens on landed property — the poor rate. There is now little or nothing to be dreaded from this tax, as I convinced myself during a tour I lately made through almost every county, with the object of looking at estates. In no one instance did I find the rate to exceed four shillings per English acre, although it often had been double or treble this amount. In many districts I could name it is not over sixpence in the pound, and the average for all Ireland is not more than about 1s. 9d. Another means towards further reducing this is by emigration, which is still here on the increase. In fact, the Irish have been generally the most successful of our exported

people; and this, becoming well known, naturally increases the desire of others to follow. In 1851, there could not have been less than 279,000 persons sent out,—a number which a variety of circumstances will tend to increase during the present year.

Everything thus unites to strengthen the cause of order in Ireland. The disaffected and unthriving may be drafted from it; the industrious and well-intentioned, by having inducements offered them, may yet remain; while a most efficiently organized police force, combined with the numerous English and Scotch settlers, must quickly suppress any lingering system of intimidation that may yet remain. The constabulary at this time consists of an Inspector-General, two Deputy Inspectors-General, with two Assistant Inspectors-General, and a most efficient and well-distributed body of horse and foot constables, numbering in all upwards of 12,000 men.

In tracing this progress of order in Ireland, however correct I know my premises to be, I still feel conscious that I may be deemed over-sanguine. As a proper qualification or guard, therefore, to my own opinions and experience, I have applied to a gentleman (Mr. Eastwood, whom Sir Robert Peel spoke so highly of in the House of Commons as a spirited settler in the West), yet more intimate with the country and the real character of the Irish. The commencement of his letter, received subsequently to what I had already written on the same point, will be found to agree almost entirely with my own views, while the value of his estimates may be fairly deducted from the detail of what he has accomplished:—

“ ADRAGOOLE, CLIFDEN, CONNEMARA,

“ *July 27th, 1852.*

“ MY DEAR SIR,—However difficult I may find it to comply with your request, and give

you full information on the value of investments in Ireland, from my own experience, yet I feel great pleasure in doing so as well as the limits of a letter will allow. From my own observation and experience I attribute a great deal of the unwillingness Englishmen have to settling in Ireland to two doubts, which, like nursery rhymes, have fixed themselves on their minds. The first is a doubt as to the security of life and property; the second is a doubt as to Pat's applicability to either mental or physical labour. Now, both these doubts have no more substance or foundation than the fictions chronicled in the nursery rhymes, and yet, I believe, they take as deep root, and will prove as hard to eradicate. I own that I entertained these doubts myself before I came over into Ireland; but a short acquaintance with the people soon convinced me that I had injured them in thought, and satisfied me that a contrary opinion could only

exist where great ignorance of the Irish character remained. I am not afraid of being contradicted by any Englishmen who has gained a character, and settled in this country, when I say, that life and property are fully as safe, if not more so, than in England. The Irish peasants know well how to distinguish between friends and foes. It may and will take some time before the new settler can remove the caution and distrust which experience on their part has sadly imposed. But they are quick to observe, and ready to follow, an example, and when that is fairly placed before them, without any notice being taken of their unjust fears and doubts, both will soon vanish, and you retain the Irish labourer a docile and tractable servant ever after.

“I commenced work in this county early in the year 1846, and being looked upon, I suppose, as a *rara avis*, I had constant applicants for work at all times in the day.

“ The labour there consisted in digging up land, running deep and wide dykes for carrying off water, throwing down old walls, breaking up the stones for drains and fences, uprooting large stumps of trees, and turning the course of a river which interfered greatly with my designs. With so many operations on hand at the same time, I was enabled to pay particular attention to that most difficult attainment in the workmaster,—a proper mechanical distribution of the labour. There is a way of managing a task when, from the division and shifting of the labour, the men sometimes are ignorant of the object to be gained till it is almost accomplished, and then they see the motives which guided all the changes throughout the work, and if correct (for they then can judge them), the management receives all the credit it deserves. I knew much depended on the character I might gain for judgment of the men I employed,

and consequently paid every attention to the economy of their labour. The wages in the country were from 7*d.* to 8*d.* a day for men, and from 3*d.* to 6*d.* a day for boys and women. I commenced by giving 10*d.* a day to the men; but in this I was wrong. I soon found I was inflicting an injury on farmers in the neighbourhood; and in the then condition of the peasantry I discovered that they thought me foolish for doing so, and actually were less inclined to work. I, therefore, adopted the amount of wages in the country. I often had as many as three hundred labourers. I paid them regularly every Saturday night. I was with them the whole day; and whenever I found any reason whatever to dismiss a man, I paid him his wages and sent him off out of the field, and probably his place was immediately taken by some one of the many who would wait from morning till night expecting to come in for such a reversion. I was

very strict, but then I tried to be very just; and, after some time, I found great satisfaction with the labour I obtained. This subject of labour is so well understood in this country, that, to any one about here reading this, it would sound very like a person in Newcastle telling another resident that it was a coal district. I would wish to be believed; but how can I expect to be, when so many other authorities are discredited! Nevertheless, the man who works well in England and America can also work well, and will, in his own country, when he is well handled and fairly induced. The Midland and Great Western Railway in Ireland is the work of Irish hands; and I myself can bear testimony, from slight observation, to the very great efficiency, from the highest to the lowest labour employed in its construction. The extensive works, under Government, of the Loughs Mask and Corrib are at present engaging a

12 CAN THERE BE A BETTER INVESTMENT?

great number of hands. Those, therefore, to whom the uncertainty of the value of Irish labour is an impediment to their taking land in the country, can easily come over, and judge for themselves. If they have any knowledge of what labour means, they will soon make up their minds on the subject."

If, then, we can only once assume that life and property may be trusted in Ireland, where shall we find any better field for investment? I will say nothing here as to the privileges and enjoyments landed possessions confer over every other kind of estate, nor as to the general advantage this description of property is likely to attain over all other. By far the most satisfactory plan will be, in the first instance, to treat the question simply as a matter of business, and to demonstrate to the capitalist how he may invest his money with every promise, or rather all certainty, of making a most successful speculation.

As the first step in proceeding to answer this inquiry, let us ascertain the opportunity afforded for investment, and the terms upon which it may be made. As a general rule, then, land now selling in England at thirty years' purchase may be bought in Ireland at from twelve to twenty; and almost all, be it remembered, far more capable, and more economically to be improved upon, than any in this country. I will not, however, confine myself to generalities, but give, from my own personal knowledge, the particulars of a few estates, either now in the market, or recently disposed of. Amongst the latter is one purchased by a friend of mine, under the power of the Court. It consists of 2000 acres of land, situated on the banks of the Lower Shannon,—altogether, indeed, in a most favourable locality, and for the fee-simple of which he gave £3000.* I myself was offered,

* The following Letter from this gentleman appeared in the Times some months since :—

in the wild part of the West, upwards of 30,000 acres, at something less than 7s. an

“Driven from the army, in which I was lieutenant-colonel, by illness, and seeking health by travelling in Ireland, I was struck by the advantages of purchasing under the Incumbered Estates Bill. I found a property beautifully situated, but in a wretched state of farming, with a number of small tenants. I bought it at ten years' purchase. My first step was to get rid of the tenants off that portion of the land which I determined to commence improving and farming. There was half-a-year's rent due directly after the purchase. This I forgave them; paid their rates and charges, and bought their crops by valuation. From such as wished to go to America I took their stock also by valuation; and for those who preferred taking farms, I allowed their cattle to remain on my land until they found one.

“By these means I got all the land I wanted, without any trouble, generally receiving the blessings of those who are represented in England as ready to murder under such circumstances.

“Some of the smaller tenants still occupy their houses, work for me as labourers, and are well contented. I pay them 8d. per day, but most of my work is put out by the piece. I average 75 men and 50 women daily; the former are employed in draining, making roads, knocking down fences, and other general improvements; the latter in weeding, carrying turf, and picking stones. They are under the management of a Scotch steward, and are very amenable, but require much looking after, as they are inclined to be lazy.

“I purchased the land last autumn. I put in my spring corn principally with the spade, and my crops are now looking well. The lands of this county are most fertile: 40 to 60 tons

acre, fee-simple,—the best description of mountain land here not exceeding £1 per acre. Again, in Galway, 10,000 acres for £2000; and on the Galway side of Lough Derg, 1200 acres, that, if fairly farmed, would grow any

of green crops per Irish acre are to be obtained by decent farming; stones for drainage, brick-earth, water-power for machinery, and turf, are on the land, and in produce can compete (by water carriage) in the London market with those 100 miles off by rail. The rates and charges set on land, if but a few English would but come over with capital to employ the poor and improve the land, would dwindle into nothing. I am living in a cottage without a lock or a bolt, sleeping on the ground-floor, without shutters. I would not return to live in England so little secure.

“I have received the greatest kindness from all ranks. We have nine or ten neighbours within visiting distance. I have grouse, woodcock, snipe, and hares, upon my property; yachting close by. Geese and cod-fish are brought to me at one shilling each; large turbot, two shillings; soles, one penny each; fowls, one shilling a couple, and everything else in proportion. Now, Englishmen who have capital, with intelligent, active sons, think of land at ten years’ purchase, improvable to an enormous extent, doing good in your generation, and able to laugh at free trade! I do not advocate the purchase of land without the intention of residence and improving; but I am so confident of the advantages to be derived that I am intending to stake all I am worth in the venture.”

crop, for £2500. A very short time since I was looking over a property in the North, not forty miles from Belfast, the house on which, in a good state of repair, cost £60,000; the park-wall, over £3000. The land surrounding it reached very near upon 600 acres, of a superior quality; and the timber, not including the ornamental, was valued twenty years ago at more than £20,000: none of it has yet been cut. There are two beautiful streams running through the demesne, and game of all kinds abounds. This estate was offered me, inclusive of the timber, for less than £20,000! Another twenty-thousand bargain I have seen includes a magnificent castle residence, with 1200 acres attached to it. The castle cost over £70,000,—at least so it is said.

My especial attention has also been directed to the following properties, which I believe to be still for sale:—

One of 4000 acres, with good house, well-

timbered demesne, and poor rate not exceeding a shilling in the pound; present rental over £2000 per annum, which might be considerably increased,—I was offered for something like £40,000. Another, in the most beautiful part of the South, from between 8000 to 9000 acres, with not a pauper tenant on it, and poor rates not reaching sixpence in the pound, may be bought for less than £10 an acre, fee-simple. On this property, too, there is more than £12,000 worth of young timber. I also know an estate likely to go for less than half its value, the rental of which was over £12,000 a year, and I should have little fear but that, with a judicious outlay, it might soon be made worth as much or more. Almost adjoining this are 10,000 acres, to be had for £30,000; while small properties of from 50 to 500 acres in extent may be purchased on equally advantageous terms. The estates I have mentioned, it is right to add, contain a

portion of mountain land. In many parts of the North, large mountain farms, including portions of uncultivated land, may be purchased for £2 an acre, with fee-simple. In the South the same description of land does not reach so high a price. In the better parts of Galway, Mayo, Clare, Tipperary, Limerick, and Cork, good arable and pasture land, requiring improvement, is now offered for £6 per acre, fee-simple; and very superior land in the same counties, for from £8 to £12. Any one making a judicious purchase in Ireland now may insure a clear 5 per cent. after all deductions, and have an estate that will, in all probability, be nearly doubled in value in a few years by a moderate expenditure upon it.

In fact, there is so much property now for sale in Ireland, and of such infinite variety in quality, condition, and price, that a man can scarcely fail in obtaining what he requires. A

stranger, however, might be some time before he exactly suited himself, and I have, therefore, thought it as well to point out from my own experience of the country some of the districts to which he should first turn, as well as naming some of the more important and desirable properties now on sale. Of course I shall be happy to give more information respecting such as I have referred to, should any of my readers wish to consult me upon them. In any case it must be recollected, that to buy Irish property we *must buy to improve it* ; and I have never yet seen an estate here which might not be easily and quickly doubled in value. Indeed there is scarcely a property purchased under the Incumbered Estates Court, and upon which anything like permanent improvement has been attempted, but would now sell at from 20 to 30 per cent. premium. The gentleman I have already quoted gives me a few significant words here on the expediency of

immediate action, which cannot command too much attention. He says:—

“ For those who really wish to buy land in this country, now is the time. The land considered as dearly bought now will be worth as much again after twelve months. Many whom I advised to purchase during the last year now repent not having done so. There never was such an investment for capital and skill as Ireland at present offers, and the money seems to be rolling into England expressly for this purpose:—while the security, I conceive, that is offered in the purchase of land reminds me of the coachman who ridiculed a passenger for having expressed a fear of being upset: ‘ Why,’ said the man, ‘ if you get upset off a coach, there you are, but if you are thrown on a railway, where are you?’ This will quite apply to the difference of sinking money in land, and in other *securities* (?) such as banks and companies.’ ”

One great reason, no doubt, why capitalists have not earlier turned their attention to Irish estates has been the extreme difficulty and hazard incurred in making a title. In fact, the complicated and expensive proceedings attendant on the transfer of land has long been a weak point both on this and the other side of the channel. In Ireland, of course, the many mortgages and debts, with, it may be, tenant-right and other claims, have considerably increased these difficulties, and proportionably retarded the chance of sale. The Incumbered Estates Act, however, has now most efficiently remedied this. On all fee-simple estates the Commissioners have power to give indefeasible Parliamentary title to trusts conveyed by them, discharged from all former and other estates, rights, titles, charges, and incumbrances whatsoever of Her Majesty, her heirs and successors, and all other persons whatsoever (see 27th section of the Act). Again, the 49th section

makes the conveyance by the Commissioners "conclusive evidence, that every application, proceeding, and act whatsoever, which ought to have been made, given, and done previously to the execution of such conveyance or assignment has been made, given, and done by the persons authorized to make, give, and do the same." In short, it is impossible that words more clear and significant could be used to confer a clear and established title, than is now employed by this Court. The cost, moreover, of this title is very little more than the stamp duties, while it is so compact and brief, that it may be carried with ease in the waist-coat pocket.

Another matter, of no slight importance to a purchaser of property in Ireland, is the assistance he may derive from the Government Survey. For a few shillings he can obtain from this an accurate map of his property, with every boundary clearly and distinctly marked,

every house and small building,—bog-land distinguished from the other, with the elevations, &c. So distinct and beautiful are these maps, that even the garden walks are clearly laid down.

Again, he may be yet further advised and assisted in his proceedings by the Townland Valuation of Ireland (Act 6 & 7 Wm. IV. chap. 84), which was commenced in 1830; as well as by another Act of 1846 (9 & 10 Vict. chap. 110), for a Tenement Valuation.

The result of these two measures is, that we now have a Government Valuation of every portion of land yet completed (and it is nearly all finished), so that in either purchasing or renting a property, you have not only the rent paid or demanded, but both the Government and Poor-law Valuation of every field.

The following is the scale of prices for agricultural produce on which the Government Valuation was made:—

Wheat, per cwt.,	.	.	.	.	.	£0	10	0
Oats, „	.	.	.	.	.	0	6	0
Barley, „	.	.	.	.	.	0	7	0
Potatoes, „	.	.	.	.	.	0	1	7
Butter, „	.	.	.	.	.	3	9	0
Beef, „	.	.	.	.	.	1	13	0
Mutton, „	.	.	.	.	.	1	14	6
Pork, „	.	.	.	.	.	1	5	6

But in the recent Act 15 and 16 Vict. chap. 63, sec. 11, intituled, “An Act to amend the Laws relating to the Valuation of Rateable Property in Ireland,” the scale of prices has been materially altered, as laid down in the following table:—

		General average price.			
		s.	d.		
Wheat,	.	7	6	per cwt. of 112 lbs.	
Oats,	.	4	10	„	
Barley,	.	5	6	„	
Flax,	.	49	0	„	
Butter,	.	65	4	„	
Beef,	.	35	6	„	
Mutton,	.	41	0	„	
Pork,	.	32	0	„	

And these prices are to be taken into account in every valuation with regard to land hereafter to be made under the provisions of this Act.

The Poor-law Valuation alone, although very useful in going over an estate, cannot be depended upon; for in many cases it will be found much under the letting value. The same will apply to the Government or Griffith's Valuation—as, for instance, in many parts of the North, where land has been well farmed and rents high, this estimate is decidedly beyond the mark; but in other districts, where rents have been *very* low, and the land badly farmed, it is quite as palpably below the real letting value. The published rentals, in a word, ought to be looked most carefully into, and never taken for granted.

Further assuming, then, that every man has a fair chance not only of living, but of prospering in Ireland,—that the people may be ma-

naged and the land worked, both to something more like their actual capability,—let us now proceed to consider in what these capabilities consist, and how they may be most advantageously developed. As a first step towards making this inquiry as complete and satisfactory as possible, let us commence with a word or two on the nature of the country and the facilities it affords, or the impediments it offers, to the more general advance of civilization.

To go, accordingly, to the very foundation, the geological structure of Ireland has the striking peculiarity of most of the great mountain ranges being near the coast, while the central portion is comparatively level. The formations are limestone (which is by far the most extensive), granite, mica, slate, clay-slate, old red sandstone, yellow sandstone, and basaltic rocks.

The advantage the country possesses over England, in a geological character, is, that we

do not find the poor, sandy districts, such as the Bagshot Heath formation; neither are there any of the poor clay soils, such as are found on the London, the Plastic, the Oxford, and the Weald clays; the greater portion being a good loam, resting upon limestone, with thousands of acres on the old red sandstone, of fine corn land similar to Herefordshire and Devonshire.

The fertility of the soil, and its peculiar fitness for the pursuits of agriculture, is a fact so well known, and altogether so indisputable, that it may appear almost superfluous to touch on it here; still it may be as well to briefly enumerate the opinions and experience of some of our highest authorities. In doing so I shall content myself with those of M'Culloch, Wakefield, and Arthur Young, supported by a table of comparative estimates, prepared under the superintendence of Professor Lowe.

The first-named, in his Account of the British Empire, writes thus :—“ The luxuriance of the pastures, and the heavy crops of oats that are everywhere raised, even with the most wretched cultivation, attest its extraordinary fertility.”

Mr. Wakefield, who published an elaborate account of Ireland in 1812, says,—“ A great portion of the soil of Ireland throws out luxuriant herbage, springing from a calcareous sub-soil without any considerable depth. This is one species of rich soil in Ireland, and is found throughout Roscommon, parts of Galway, Clare, and other districts. Some places exhibit the richest loam I ever saw turned up with the plough.”

Arther Young, speaking of Limerick and Tipperary, declares,—“ It is the richest soil, and such as is applicable to every wish. It will fatten the largest bullock ; at the same time do equally well for sheep, for tillage, for

turnips, for wheat, for beans,—in a word, for every crop and circumstance of profitable husbandry.”

AVERAGE CROPS OF THE CULTIVATED LAND OF IRELAND GENERALLY, PER STATUTE ACRE.

	lbs. of Seed.	lbs. of Corn.
Of wheat,	142½	1300
Of bere (a coarse barley),	132½	2148
Of barley,	145	1820
Of oats,	196	1734
Potatoes,	1404	13669

PRODUCE OF THE BEST LAND IN IRELAND.

	lbs.
Wheat—Waterford,	4200
Bere—Limerick,	4480
Barley—Kildare, Meath,	4480
Oats—Derry,	4032
Potatoes—Meath,	72100

AVERAGE CROPS IN GREAT BRITAIN PER STATUTE ACRE.

	lbs.
Wheat,	1380
Barley,	1872
Oats,	1200
Potatoes,	17920

The acreage of Ireland is put at 20,808,271, which are thus divided:—

	Acres.	
Arable,	13,464,300	
Uncultivated,	6,295,735	{ 4,600,000 improvable.
Plantations,	374,482	
Towns,	42,929	
Water, Lakes, Rivers,	630,825	
Bog,	2,833,000	

Elevation, 387 feet (average).

As a sheep country, Ireland is perhaps yet more superior. The common grass, found so abundantly in almost every part, and known as the crested dog's-tail, has for years been considered far better suited for sheep than almost any other grass. In the extensive district of fine warm land situated on the limestone, where the fall of rain is so quickly absorbed, this is strikingly exemplified,—at least in one way,—the wool grown here is estimated by the manufacturers as the finest

and altogether the most valuable they can anywhere procure.

Another important point in considering Ireland as an agricultural country is, the quantity of bog land with which it is intersected. They supply an unlimited amount of fuel, and the best material, in the shape of vegetable matter, for the manufacture of manure. From the tables already given it will be found that the total area of turf bog is estimated at 2,830,000 acres: of this quantity, 1,876,000 acres are flat bog, spread over the central portion of the great limestone plain; the remaining 1,254,000 acres are chiefly scattered over the hilly districts near the coast.

The policy of attempting to reclaim this kind of land has long been a vexed question, although nearly every attempt made with anything like efficient power and spirit has been attended with success. Not that I think it desirable till the good lands are improved. I

shall make no apology for again availing myself of the experience of a correspondent whom I have already had occasion to quote:—

“ I have reclaimed some bog land for about £7 per acre; other bogs have cost me double that sum per acre in small parts. When I say that I have reclaimed bog (many assert that bog never can be reclaimed), I mean that I have got it into a state in which it will return a fair green or corn crop. When once it will do that, my object is gained. With fair and proper treatment it will grow anything afterwards. Considering the numerous advantages and requisites which lie close at hand throughout this country, I see no credit in reclaiming most of the waste lands. And those know no better who assert that the bogs of Ireland are irreclaimable for agricultural purposes. I am convinced that some of the mosses will ultimately prove the most valuable of soils when they have been properly handled.”

In their present state, it should be known that the bogs of Ireland communicate none of those ill effects to the atmosphere which the fens and marshes of other countries too often inflict on those residing within their precincts. On the contrary, the peasantry living in these bog districts are amongst the most healthy and best-grown of the Irish population. Further than this, I was staying some time since with an officer who had fixed his residence in the very centre of some 50,000 acres of bog land. Invalided, he had travelled all parts of England in search of health in vain, and it was only here that he found he could free himself from the doctor's hands. So far, indeed, from being mere masses of putrefaction, the preservative qualities of the bogs are almost generally known. I myself have seen wood and other substances taken out of them as sound and as perfect as ever they could have been, though very probably they had been thus imbedded for centuries.

I leave "the authority" of this to speak for itself; knowing, as I do, that many others might be found to corroborate the uses to which the bogs of Ireland can be brought. At present they are chiefly used as fuel, in which, however, the country is singularly well provided in other ways.

Its coal-fields, seven in number, occupy portions of Kilkenny, Queen's County, Carlow, Tipperary, Clare, Limerick, Cork, Kerry, Coal Island, Antrim, Monaghan, Roscommon, Sligo, Leitrim, and Cavan. In addition to these ample stores, which the above enumeration will show are most conveniently situated, the Irish have another kind of fuel, more peculiar to the country, perhaps, than even the turf bog: this is the lignite, an intermediate species between wood and coal, found in a clear strata, and encompassing the southern half of Lough Neagh.

After coal, the chief minerals are, iron, silver, copper, lead, and even gold.

Iron ore is found in all the same localities as coal. The copper mines, distributed throughout the clay slate districts, export about 10,000 tons per annum, value about £70,000. Lead is procured in even greater quantities than copper: the granite hills of Wicklow contain numerous veins, and it is also found in Wexford, Down, Armagh, Monaghan, Kerry, Clare, Limerick, Cork, Clontarf near Dublin, and Galway. The proportions of silver extracted from lead ore are $7\frac{1}{2}$ ounces to a ton of lead.

Towards the close of the last century, native gold was found in the bed of the streams of Croghan Kinshela mountain. It was first noticed by the peasants, and ten thousand pounds' worth collected before the discovery became public. The Government, in the next two years, procured 945 ounces.

Equally available, and suggestive of the improvements so long and so terribly required, are the materials for building which Ireland

produces. Reflecting on the general wretchedness of the dwellings and farm premises, one would conclude that there was a scarcity instead of the profusion there actually is at hand for these purposes. Let us endeavour, but briefly, and of course but imperfectly, to enumerate:—Slate is found extensively in Wicklow and Clare, as well as, though not so largely, in Westport, Kildare, Mayo, Waterford, and other counties. Clay for brick and tile making is everywhere attainable; and I am happy to be able to add, as a good sign of the times, that within the last seven years fifty-eight tile-yards have been established. Stone, again, may be quarried in all parts, with very few exceptions, and lime extends over a space of 120 miles, east to west (from Dublin to Galway Bay), and 120 miles from north to south. In addition to this, there is a limestone gravel, which has drifted on to most of the other formations, though many miles distant from the original rock. The

finest building sand is found in almost all districts; good flags are to be had for one half-penny the square foot on the Shannon; and where there is a scarcity of timber, American can be imported at a lower rate than it is into England. The home manufacture of glass and lead is also extensive, bringing both into market as a cheap and good article.

It might be not unreasonably assumed from the almost general neglect of these materials for many uses, as well as from the semi-civilized character of the country, that a difficulty of communication and carriage was another of the present impediments to progression in Ireland. Such, however, is anything but the case. The inland traffic by roads, canals, rivers, and railways, is gradually becoming as complete as could be desired. The high roads I have no hesitation in affirming to be the best in the world. They are entirely under the management of the Grand Juries of the respective

counties, who have now altogether abolished the turnpike way.

The canals are nearly equally good. The "Grand" one, starting from Dublin, runs through the country to Shannon Harbour, having branches to Ballinasloe, to Naas, and Kilkullen Bridge, to Ballynafagh, to Milltown, to Rathangan, Monasterevan, as well as to Athy, Portarlinton, Mountmellick, and also to Killebeggan. With the whole of its branches it reaches 160 miles.

The next, perhaps, in importance is the "Royal" Canal, running through Newcastle and Mullingar to the Shannon, at Tarmonbarry, with a branch to Longford,—total length, 92 miles; with the Ulster Canal, of 48 miles, besides the Shannon, the Barrow, the Boyne, the Newry, Tyrone, and the Lagan Navigations.

River navigation includes the Slaney, the Nore, the Suir, the Blackwater, the Lee, the

Lanna, the Maine, the Maig, the Fergus, the Moy, and the Foyle. The total tonnage carried by all the canals and rivers in 1838 was about 600,000 tons, at the average rate of a penny a ton per mile.

Railway communication, when fully developed, may naturally be expected to do as much, or more, for Ireland than it has for other countries. Landing at Kingstown, there is now a line to Dublin; thence across the centre of Ireland to Galway, or in a northerly direction, through Belfast to Ballymena in Antrim, with branch lines to Armagh, Navan, Castleblaney, and Carrickfergus. In a southerly direction, the line is opened to Thomastown, within a short distance of Waterford; and by the Great Southern and Western to Tipperary, Limerick, or Cork. Several other lines are in contemplation, many of which are likely to be opened in a few years. One, I have every reason to believe, will soon be

completed, to connect Kilkenny with Mount-rath, Mullingar, and Armagh. It may be stated as a remarkable fact, and a most flattering test to the railway management in Ireland, that during 1850, though 5,174,631 persons travelled by this means, only one was killed, and but one other at all injured by accident!

Communication with England is now equally complete and convenient. You may leave London in the morning, and reach Dublin the same evening, or leave London in the evening, and breakfast in Dublin the next morning, a few hours more taking you into Galway, Limerick, Cork, Waterford, or Belfast. It is now confidently stated, that the passage between Holyhead and Kingstown will be made in two hours,—63 miles. Travelling expenses, as it is, are unusually moderate, while there is every promise of their being yet further reduced. With such facili-

ties of traffic, it is at once apparent that the produce of Ireland commands the best possible market. In fact, there cannot be a more mistaken notion, though I fear it is rather a common one, that the country is deficient in this respect. My correspondent says:—

“I have never, with the assistance of sea communication, found any difficulty in disposing of any quantity of farm produce at very fair prices. I have often, indeed, found the price of corn here range for some time higher than Mark-lane quotations.”

In every town of any size there is a market, or, as it is more generally called, a fair, either once a week, or once a fortnight, to which stock and produce of all kinds is sent; in addition to which there are scattered all over the country large stores where your corn is paid for as it is weighed out of the sack into the granary.

Remarking to an old Paddy, in an out-of-the-way place, on the want of communication

with markets,—“Plase yer Honor,” said he, “have we not got the railroad of all the world here,—the open sea?”

The following Tables may serve to give some idea of the market value of agricultural produce during the last few years. The first, made up from the thirty-nine chief markets, is:—

THE AVERAGE PRICES IN IRELAND FOR 1848, 1849,
AND 1850.

	1848 to 1850, to 1851.					
	Per cwt.			Per cwt.		
	s.	d.		s.	d.	
Wheat,	8	4	. . . . .	8	0½	
Oats,	5	5½	. . . . .	5	2½	
Barley,	5	10	. . . . .	5	4½	
Potatoes,	8	9	. . . . .	8	6	
Butter,	68	5	. . . . .	65	5½	
Beef,	41	4	. . . . .	40	9	
Mutton,	47	1	. . . . .	47	2	
Pork,	38	4	. . . . .	35	8	
Flax,	47	8	. . . . .	52	6½	

The next is made up from the cattle sales at the great fair of Ballinasloe during the last few years:—

SHEEP.			AVERAGE PRICE OF WEDDERS.				AVERAGE PRICE OF EWES.					
Years.	Sold.	Unsold.	Total.	Class 1.		Class 2.	Class 3.	Class 1.		Class 2.	Class 3.	Class 4.
				£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1845	66,661	2,922	69,583	2 12 0	2 6 0	1 18 0	. . .	2 5 0	1 18 6	1 10 0	1 5 0	
1846	65,524	10,386	76,010	2 15 0	2 7 6	2 2 0	. . .	2 10 0	2 0 0	. . .	. . .
1847	53,095	27,424	80,519	2 14 0	2 2 0	2 0 0	. . .	2 7 0	2 0 6	. . .	. . .
1848	57,287	9,758	67,045	2 4 0	2 4 0	2 2 0	1 13 0	2 8 0	1 15 0	1 6 0	1 1 0	
1849	60,256	1,190	61,446	2 2 0	2 15 0	1 10 0	1 6 0	1 14 0	1 8 0	1 5 0	1 0 0	
1850	51,662	2,404	54,072	2 5 0	2 0 0	1 16 0	1 12 0	2 0 0	1 15 0	1 10 0	1 7 0	
1851	47,078	3,477	50,549	2 7 0	2 2 0	1 18 0	1 13 0	2 10 0	2 4 0	1 17 0	1 11 0	

HORNED CATTLE.			AVERAGE PRICE OF OXEN.				AVERAGE PRICE OF HEIFERS.					
				£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1845	8,423	1,214	9,637	16 16 0	15 0 0	12 12 0	9 9 0	12 12 0	11 10 0	10 10 0	9 0 0	
1846	8,578	2,976	11,552	16 10 0	15 0 0	. . .	. . .	16 15 0	12 12 0	11 10 0	. . .	
1847	7,638	2,756	10,454	15 0 0	13 15 0	12 10 0	. . .	16 0 0	14 7 6	11 0 0	8 10 0	
1848	7,297	865	8,161	16 0 0	14 10 0	13 10 0	. . .	16 10 0	15 5 0	12 0 0	9 10 0	
1849	7,844	4,914	12,758	14 10 0	12 0 0	10 0 0	7 0 0	13 10 0	12 0 0	10 0 0	7 0 0	
1850	9,395	6,400	15,745	10 0 0	8 0 0	6 0 0	5 0 0	12 0 0	10 0 0	9 0 0	6 5 0	
1851	10,640	1,019	11,659	10 10 0	8 10 0	6 5 0	5 5 0	13 0 0	10 10 0	9 5 0	5 15 0	

44 BALLINASLOE FAIR, OCTOBER, 1852.

I have just obtained the following Table, the results of this year's Ballinasloe fair:—

	Sheep.	Oxen.	Two Yrs. old.	One Yr. old.	Calves.
Sold, . .	46,899	10,105	651	457	95
Unsold, .	5,288	168	48	187	147
	<hr/> 52,187	<hr/> 10,273	<hr/> 694	<hr/> 594	<hr/> 242

And the third, the export of cattle into England for the last five years:—

Year ending January.	Oxen, Bulls, Cows.	Calves.	Sheep.	Swine.
1847 . . .	186,488	6,868	259,257	480,827
1848 . . .	189,960	9,992	324,179	106,407
1849 . . .	196,042	7,086	255,682	110,787
1850 . . .	201,811	9,881	241,061	68,053
1851 . . .	184,686	4,462	176,945	109,170

How, then, so far, does Ireland promise as a field for investment? Let us briefly recapitulate our answer:—Land, of the best quality, to be had, to almost any extent, at the lowest possible price; labour equally abundant and cheap; materials of all kinds almost always at hand, or to be procured at the most economi-

cal rates; communication to all parts certain and rapid; and markets either for the sale or purchase of goods as easily attainable as in most districts. The keystone, however, to all this, we repeat, is improvement. To invest in Ireland, you must do so with the full determination to bring the land to its best uses, and to make the best use of these productions with which the country is so abundantly supplied. The stranger, too, will find every encouragement to do this. Should he not wish at first to incur a further outlay of his own capital, the Government is always ready to assist him. The Board of Works is prepared to advance money for improvements in draining, farm-buildings, fences, road-making, trenching the land, and in some cases irrigation,—the loan being repayable in twenty-one years, at the rate of $6\frac{1}{2}$ per cent. per annum, which in that time repays both capital and interest. One great advantage to the proprietor in availing

himself of these advances is, that supposing he apply for a loan of £5000, a portion of it—£800, would be at once given him to commence operations with; and when he can show a judicious outlay of this, he obtains a further grant; whereas in England the full expenditure must be proved before any advance is obtained. Another important point in favour of Irish investment is, that by the present law no agricultural improvement, if executed under the Improvement Act, can be rated for the first seven years from the time of its execution.

I have already referred to the unlimited supply of cheap labour at command; and my correspondent, as well as myself, I think, have proved how, with good management, the Irish labourer may be brought to do his best. The mind and spirit of the man, it is proved, *may* be properly toned; while, considered merely as a source of animal power, there is no race whose

physical conformation is more perfectly developed. The Irish are the tallest, the strongest, and the heaviest of British subjects, as was demonstrated some time since by Professors Quetelet and Forbes, who brought an extensive series of observations to this result.

	Average height in inches.	Average weight in pounds.	Average strength in pounds.
English,	68 $\frac{1}{2}$. . .	151 . . .	403
Scotch,	69 . . .	152 $\frac{1}{2}$. . .	423
Irish, .	70 . . .	155 . . .	432
Belgians,	68 . . .	150 . . .	339

They further found that the utmost effort of a man lifting at the rate of one foot per minute ranged—

English,	11,505 to 24,255
Irish,	17,325 to 27,562
Welsh, only	15,112

Admitting the physical ability of the Irish labourer, it must be remembered that any improvement in the cultivation of the country will as certainly tend also to the improvement

of his condition. The first great point, perhaps—his home will gradually become more worthy to rank as a human habitation: in fact, this change is already in operation on some of those properties where reform has commenced, and the wretched pigsty cabin given way to the more comfortable and respectable cottage. Further, the moral nature of the man, the due sense of good and evil in him, is now being generally developed by the means of education. Can there be any doubt of the beneficial influence of the Sunday schools? of which there are at present 3004, with 19,753 gratuitous teachers. Again, so far back as 1850, the number of schools under the direction of the Board of Education was 4719, with 511,239 scholars, while the Church Education Society had 1882 establishments, with 10,850 pupils. The education, indeed, not only of the labouring, but of the higher classes as well, is now amply provided for.

By 8 & 9 Vict. cap. 66 (1845), new colleges were established on a superior system, and liberally endowed, in Belfast, Cork, and Galway. The classes here, in addition to the usual "Latin and Greek," embrace Anatomy, Geology, Agriculture, Natural History, Mineralogy, and other useful but too often neglected studies. These are better known as "the Government Colleges;" while there are also "Royal Schools" at Armagh, Banagher, Carysfort, Cavan, Dungannon, and Enniskillen.

In giving, however, cheap labour amongst the recommendations to the country, it must not be supposed that the labourer is either under-paid, or that he has any depressing feeling of that kind. Were such the case, this assumed advantage would be anything but such in reality. Estimating his wages with the price of those necessaries he requires, as well as with the charge made for other descriptions of house and field-work, it will be

found the common day-labourer is in fact well paid when receiving 8*d.* to 1*s.* per day all the year round, to what he ever has been in this country. To give a better idea of this, the following table of prices has been drawn up, confined, as it will be seen, not merely to the average cost of work, but also of those provisions, &c., which may be assumed in some degree to regulate it:—

	In the country, the South and West.				Parts of the North, and Dublin and large Towns.			
	<i>s.</i>	<i>d.</i>	<i>s.</i>	<i>d.</i>	<i>s.</i>	<i>d.</i>	<i>s.</i>	<i>d.</i>
A man by the day, all the year round, }	0	6 to 0	8	.	1	0 to 2	0	
A woman, . . .	0	4 „	0	6	0	8 „	0	10
A carpenter, . . .	1	6 „	2	0	2	6 „	4	4
A mason, . . .	1	0 „	2	0	2	6 „	4	4
A slater, . . .	2	0 „	3	0	3	0 „	5	0
A thatcher, . . .	1	6 „	2	0	2	6 „	3	6
A quarryman, . .	1	0 „	2	0	2	0 „	3	0
A thresher, . . .	1	0 „	1	6	2	0 „	2	6
A bricklayer, . .	1	0 „	2	0	2	6 „	4	4
A blacksmith, . .	10	0	per week.		30	0	per week.	
Hire of a cart-horse,	2	0	per day.		3	0	per day.	
Hire of cart and horse,	2	0 to 2	6		3	6 to 5	0	
Plough & pair of horses,	5	0 to 6	0		8	0 „	12	0
Grazing, cow by week,	1	0 „	3	6	3	6 „	5	0

	In the country, the South and West.				Parts of the North, and Dublin and large Towns.			
	s.	d.	s.	d.	s.	d.	s.	d.
Grazing a horse, . .	2	0	to 3	0	. .	5	0	to 7 0
Bricks, per 1000, . .	17	0	„	20 0	. .	20	0	„ 25 0
Lime, per barrel, . .	0	6	„	0 10	. .	1	0	„ 1 6
Dung, per cart-load, .	1	0	„	2 0	. .	1	0	„ 2 0
Potatoes, per stone of 14lb.,	. 0	2½	. .	0 8	„	1 0	. .	0
Butter, per lb., . .	0	6	„	0 8	8d.,	0 10	„	1 0
Hay, per ton, . . .	15	0	. . .	50	0	Dublin.		
Straw, per ton, . .	12	0	. . .	30	0			
Beef, per lb., . . .	0	5½						
Mutton, per lb., . .	0	6						
Pork, per lb., . . .	0	5						
Veal, per lb., . . .	0	7						
Fowls, per couple, .	0	8	. . .	2	6	to 3	6	
Turkeys,	1	4	. . .	2s. 8d.,	4	0	„	6 0
Geese, each, . . .	1	0						
Wheat, per cwt., . .	8	0						
Barley, per cwt., . .	5	4						
Oats, per cwt., . . .	5	2						
Cod-fish, per lb., . .	0	2	} On the western coast.					
Salmon, per lb., . .	0	6						
Oysters, per 100, . .	0	5						
Wool, rather dearer than in England.								
Shoeing horse, . . .	2	0	to 3	4				
Large gates (field), each, 2	6	„	4	0				
Small ditto,	1	6	„	2 0 (no iron work).				
Hire of a car, per mile, 0	6	Irish, for one person.						
Ditto, ditto,	0	8	„	for two persons.				
Driver expects from 1½d. to 2d. per mile.								

Another grand means for effecting improvement and developing Irish industry on the greatest scale is the water-power of the country, as clearly shown by Sir R. Kane.

In the total area of Ireland, put at 32,509½ square miles, it is found that there are—

	sq. miles.
Between sea level and 250 feet of vertical height,	18,242½
„ 250 and 500 feet of height,	11,797½
„ 500 and 1000 „	5,797½
„ 1000 and 2000 „	1,589½
„ 2000 and vertical height,	82½

If, then, we consider the average elevation of these zones to be the arithmetic mean of the extremes, the average of the last term being 2500,—which, if not absolutely true, cannot be far from the truth,—the result is, that the surface of Ireland is, in average, elevated above the level of the sea, 387 feet: the water, consequently, which flows in our rivers to the sea has an average fall of 129 yards; while, finally, we may calculate the total water-

power of Ireland to be had, for the total quantity of rain falling in a year, 100,712,031,640 cubic yards. Of this, one-third flows into the sea,—that is, 33,237,343,880 cubic yards, or, for each day, in twenty-four hours, 91,061,216 cubic yards, weighing 68,467,100 tons. This weight falls from 129 yards, and as 884 tons fall 24 feet in twenty-four hours, we so possess, distributed over the surface of Ireland, a water-power capable of acting night and day, without interruption, from the beginning to the end of the year, and estimated at a force of 3227 horse-power per foot of fall, or, for the entire average, a fall of 387 feet, amounting to 1,248,849 horse-power. Mechanical power, however, is never thus unintermittingly driven. If, then, we reduce this force to the year's work of 300 working-days of twelve hours each, we find it to represent 3,038,865 horse-power,—that is, more than 3,000,000 of horse-power. Of course, though much of this

enormous quantity of force exists in localities where other circumstances may prevent its becoming useful, or the perfect economy of the water for mechanical power may be inconsistent with other equally important objects,—as, for instance, the drainage of districts for agricultural purposes, or the maintenance of navigations, may require constant discharge and loss of a certain quantity,—the different water machines, again, incur as continual a discharge and working, which may be estimated at about one-third;—still, I consider the amount of mechanical force altogether derivable from the water-power of Ireland as of the highest importance, and worthy of far more attention than it has hitherto received, as one means for applying the resources of the country.

Setting aside for a moment the certainty Ireland just now offers as a profitable investment only, there are many collateral advantages and attractions for those who may feel

inclined to settle there. Assuming, as we naturally may, that the lover of a country life and the pursuits of agriculture is something of a sportsman as well, in no country, perhaps, could he meet with the sports of the field in such perfection. There are few districts in which he cannot command the most excellent snipe and cock shooting. Grouse abounds on nearly all the mountain ranges; while, with anything like care, a good head of the more common kind of game, such as the partridge and hare, may be easily kept up. As a fishing country, Ireland has long been justly renowned. The Shannon and other rivers afford some of the finest sport with the fly in the world; and fish of all kinds are to be had in bountiful supply round the coast, as well as in all the inland streams, with the exception only of a few, where the water has been injured by the copper-mines. For hounds, horses, and hunting, Ireland is, if pos-

sible, yet more famous. A sporting man who farms was telling me, that he can keep up his hunting establishment in Ireland for nearly half what he can in England, and have much better sport. It would be sheer waste of time to dilate on their character here, though, perhaps, all my readers may not be aware that they may keep their dogs, horses, and huntsmen, without having to pay a duty on them. In Ireland there is no income-tax up to this time, —although it is now talked about,—or an assessed tax of any kind. All other taxes, too, are very low; the poor rate, as I have already shown, is annually decreasing; while my correspondent thus writes of them generally:—
“As to taxes, they are fast diminishing, and promise, in my opinion, to be lower in another year or so than ever they were.”

A word or two on the climate of the country may not be out of place here, nor uninteresting to those who have thoughts of trying it.

The summer-heat, or maximum temperature, between lat. 52° and 55° , appears to be about 79° , the winter heat, or the minimum, 26° . Between these limits the temperature oscillates, and at two periods of the year it is found equal, viz., in April and October. This intermediate temperature represents pretty fairly what would be the average yearly heat if it were distributed regularly over the whole period. The mean temperature of Ireland is $49\frac{1}{2}^{\circ}$ at the level of the sea, while that of the country diminishes regularly as we ascend heights, the rate being 1° less for every 540 feet above the level of the sea. The fall of rain, on an average, is about 36 inches, and the south, the west, and south-west winds blow over the island for the greater part of the year.

The following deductions, gathered not merely from personal observation, but from that of the best authorities, may be safely relied on.

The summers of Ireland are now colder, and the winters warmer, than they were some years since. In winter the thermometer seldom sinks below freezing point; in summer, rarely above 79 in the shade; average in summer from 70 to 75. It rains more at night than by day. Snow-storms are very rare, and thunder-storms by no means as prevalent as in England. Storms of wind, however, are not uncommon. The winds, as I have already remarked, most usually blow from the west; they are mild in their temperature and nature, and to them, in connexion with other natural causes, may be attributed the wonderful fertility of the country. There is scarcely any district which suffers at all from a continuance of dry weather. On the other hand, though Ireland may be considered a damp country, there are many in Europe, extolled for their climate, exposed to a much greater fall. I subjoin a set of tables on the tempe-

rature and fall of rain, which may be useful and interesting in ascertaining the real nature and character of an Irish climate. The first of these, prepared some years since by Mr. Hamilton, by testing the temperature of covered wells, gives us:—

MEAN TEMPERATURE OBSERVED IN DIFFERENT
LATITUDES.

Northern coast of Ireland—Ballycastle, .	48°
Western coast— <i>island of Enniscroe</i> , . .	48° 6'
Eastern coast— <i>Dublin</i> ,	49° 4'
South coast— <i>Cork</i> ,	51° 2'

FROM THE SEA, ELEVATED ABOVE THE SURFACE.

In Londonderry, 100 feet above the sea,	46° 9'
In Armagh, 59 „ „	47° 5'
In Tullamore, 206 „ „	48°
In Dublin,	50° to 52°
In Cork,	52° 5' to 53° 5'

The general temperature of Dublin is somewhat lower than the 50th degree of Fahrenheit's thermometer, and a mean of the hottest or coldest months of the year rarely varies more than ten degrees from this standard heat.

Winter, therefore, is usually accompanied by a temperature of 40° ; spring and autumn, of 50° ; and summer of 60° ; and the general heat of any single month of these seasons seldom varies much from the corresponding temperature of the particular season to which it belongs. Of these limits, the lowest is not sufficiently cold to check the natural herbage of the island; nor the highest powerful enough to parch the surface of a moist soil, or to scorch its luxuriant grasses. Hence the fields maintain a perpetual verdure, unimpaired by either solstice. The farmer is enabled to lay his lands down to grass at almost any season, even at the commencement of winter; while he never loses the benefit of his rich pastures unless it be during the passage of a temporary drift of snow. Horses, cattle, and sheep, so attain, with anything like common care, a degree of perfection they never acquire in other countries without far greater trouble and expense.

The comparative heat of several seasons in London and Dublin, as estimated by that accurate observer, Dr. Romney Robinson, is as follows:—

	London.	Dublin.
Winter,	1·00 . .	1·45
Spring,	3·00 . .	2·14
Summer,	5·00 . .	4·68
Autumn,	3·00 . .	3·80
	<hr/> 12·00	<hr/> 12·07

Then, as to rain, the average fall is, in—

	Inches.
Dublin,	about 23 to 24
Belfast,	„ 25 „ 26
Cork,	„ 34 „ 35
Londonderry,	„ 31 „ 32
The western coast of Clare and Galway, . .	„ 60 „ 61

ENGLAND.

	Inches.
London,	about 23
Diss, Norfolk,	„ 18 to 19
Norwich,	„ 25 „ 26
Chatworth,	„ 27 „ 28

	Inches.
Manchester, about	33 to 34
Dover,	„ 37 „ 38
Carlisle,	„ 20 „ 21
Keswick,	„ 70 „ 80
Leeds,	„ 27 „ 28
Liverpool,	„ 30 „ 31
Kendal,	„ 54 „ 55
Plymouth,	„ 35 „ 36
Lancaster,	„ 45 „ 46
Rutlandshire,	„ 25 „ 26
Cambridge,	„ 25 „ 26
West Riding, Yorkshire,	„ 26 „ 27
Lincoln,	„ 24 „ 25
Exeter,	„ 24 „ 25
Cheltenham,	„ 34 „ 35

OTHER PLACES.

	Inches.
Rome, about	34 to 35
Milan,	„ 41 „ 42
Paris,	„ 19 „ 20
Edinburgh,	„ 22 „ 23
Modena,	„ 50 „ 51
Glasgow,	„ 29 „ 30
Leghorn,	„ 37 „ 38
Pisa,	„ 43 „ 34
Naples,	„ 31 „ 32

	†Inches.
East Indies, . . . sometimes	104
Bombay,	about 78 to 79
Brazils (1821),	„ 280
Cumana, only	„ 8
Lower Egypt,	„ 9
On May 20, 1827, at Geneva, six inches of rain fell in three hours.	

QUANTITY OF RAIN EACH MONTH IN LONDON AND
DUBLIN.

	London.	Dublin.
January,	1° 483'	0° 674'
February,	0 746	1 500
March,	1 044	0 653
April,	1 786	1 280
May,	1 853	2 340
June,	1 083	1 670
July,	2 516	4 500
August,	1 453	1 834
September,	2 193	1 590
October,	2 073	2 040
November,	2 004	2 330
December,	2 426	2 770
<hr/>		
Total	22° 199'	23° 182'

WINDS OF EACH SEASON AT DUBLIN, AT ONE VIEW.

March, . N.E. & N.W.	September, . W.
April, . S.E.	October, . S.W.
May, . E. & S.E.	November, . S.W.
June, . S.W. & S.E.	December, . S.W.
July, . S.W.	January, . S.W.
August, . S.W.	February, . S.W.

	E.	N.E.	S.E.	N.	W.	S.W.	N.W.	S.
Spring,	74	111	129	54	129	148	126	18
Summer,	74	62	134	32	182	199	139	29
Autumn,	39	51	108	47	200	165	119	31
Winter,	39	52	146	24	157	176	73	8

FOR FORTY-ONE YEARS THERE WERE IN IRELAND—

Springs.	Summers.	Autumns.
6 Wet.	20 Wet.	11 Wet.
22 Dry.	16 Dry.	11 Dry.
13 Variable.	5 Variable.	19 Variable

IN LONDON—

Springs.	Summers.	Autumns.
12 Wet.	20 Wet.	9 Wet.
16 Dry.	20 Dry.	15 Dry.
13 Variable.	1 Variable.	17 Variable.

Mela describes the climate of Ireland as unfavourable for the ripening of grain, but says

that it produced such luxuriant crops of grass that if cattle were suffered to feed long upon it they would be in danger of bursting.*

Stanyhurst, in the Preface to his Irish Chronicle, observes, "that few countries are comparable, none preferable, to Ireland in wholesomeness of air, fertility of land, abundance of corn, extent of pasturage, and number of cattle."

Boate, who quotes these authorities, corroborates the account they give, and contends that there is no impediment but want of culture to prevent Ireland from being justly counted among the most fruitful countries in the world.†

I have now stated my case, or rather the case as it has offered itself to me. Some, perhaps, may be inclined to think I have over-

* Pomp. Mela, &c., Lugd. Batav. 1646, p. 126.

† Natural History of Ireland, Chap. x. sec. 7.

stated it; for if all this is to be done in Ireland,—if there is this grand opening,—why has it not been seized on before? Many will anticipate the reply, for the reason is too well known: I will, however, briefly endeavour to sum it up. The curse of Ireland for many a long year was, that *property exercised its rights, but not its duties*. The people and the land were treated precisely alike, and everything possible taken out of them, but nothing returned to them. The greater power was the first to neglect his position and his country, and no wonder the lesser, in turn, deserted him. In the year 1780, there were 222 absentee landlords, taking £732,700 out of the country, being at an average of £3300 a year. Of these, the lowest had a rental of £500, the highest, an income of £31,000. But it was not alone the money thus taken clean away from the districts in which it was raised that caused the injury. There was the want

of the head of the house to look to. The landlord listened to no complaint, encouraged no improvement. Good and bad tenants were the same to him so long as the rent was paid and the remittance made. And what was the natural consequence of such a system? Let us hasten to the result. Three years previous to the potatoe failure there were 1002 estates, representing a rental of £702,822 5s. 2½d., or about one-twentieth of the nominal rental of the country, under Receivers of the Court of Equity. These gentlemen were chiefly, at least four-fifths of them, attorneys, generally residing in Dublin, totally unacquainted with the wants of a rural population, and with not one feeling in sympathy with them in their pursuits. The number of properties thus thrown into Chancery was nearly doubled in a few years subsequent to this; while costs and incumbrances increased tenfold, and arrears of rent in a still greater ratio. To cli-

max this, the state of the law, as administered by the Court of Chancery, absolutely prevented land becoming a marketable commodity, and only aggravated, by dilatory and expensive proceedings, the evils it professed to remedy.

The abuses which accompanied a system like this would, in our country, be scarcely credible. Bribery and corruption were openly practised and encouraged. It was a common question from the agent, when a tenant applied for a lease, or a new man for a farm, "What am I to have out of it?" Fees, averaging from twenty to a hundred guineas, came as the answer, and many a really deserving tenant has been turned out for no better reason. "The good word," however, was often sought in a still higher quarter, and the landlord's wife bought over with arguments of the same weighty kind. A true story is told of the daughter of an English earl marrying an Irish

nobleman, and being thus received by her husband's tenantry. One old fellow, in particular, jogged her confidentially on the elbow, and, taking her somewhat aside, slipped a fifty-pound note in her hand, with a nod and a wink that "her Ladyship would say a good word for him when the lease was out."

Some of the forced exactions by landlords or their agents were of a yet more degrading description; and these bribes, in short, absolutely necessary for anything like security of tenure. Take the common course of things; and the occupier, no matter what good he had effected, or how long he had been on the estate, was certain to be sacrificed to a higher bidder against him. At times, indeed, the proprietor proceeded far beyond this, with no such shadow of justice or right for making the best of his market. Wakefield, in his Account of Ireland, thus instances one case, which I have little doubt had many a parallel:—

“Since I was last in Ireland I have learnt, not without considerable regret, a circumstance in regard to the conduct of the owner of one of the best estates in that country, which, as it cannot be doubted,—for I have it from the best authority,—ought to be publicly known from one end of the British Empire to the other. As soon as the proprietor came of age, his agent sent notice to all the tenants whose leases were expired that there would be no renewal for them unless each consented to pay a fine of ten guineas *per acre*. But this was not all: to those in possession of leases a threat was held out that, unless they surrendered their leases, paid the required fine, and took out new ones, a mark would be placed against their names in the rental-book, and not only they, but their heirs and families, would for ever be excluded from any benefit of a renewal. Can words be found sufficiently strong to characterize this unparalleled

exaction? Was it anything else than levying a tax of ten guineas per acre, nearly in the same manner as the Autocrat of Russia would order a new impost by an imperial ukass?" Although there have been, and are still many bad landlords and agents in Ireland, I have no hesitation in saying that very many may be found equally as good as can be found in any part of the United Kingdom.

He must have been a bold man who, in this state of things, would have ventured to touch Irish property. The circumstances are altered now, and the Incumbered Estates Act affords an opportunity for investment seldom preceded. With good management, a thorough knowledge of agriculture (either by himself or his agent), and a full determination to understand the people, and let the people understand him, a man can scarcely help succeeding. I must refer again and again to the case of my correspondent, Mr. Eastwood, to show how

clearly this is proved, says: " The peasantry are gradually learning to distinguish their best friends in their employers; and let these be but once brought to feel how their interest is identified with yours, and the great difficulty is accomplished." This can be done, for it has been done. In these days, then, of enterprise and emigration, surely the Sister Isle should command our first attention as a field for investment. In every land we shall find some impediment and objection, and much further may we go to fare much worse.

NOTES.

NOTE I

ENGLISH AND SCOTCH PURCHASERS IN THE IRISH INCUMBERED ESTATES COURT.

THE following Tables,* extracted from a valuable paper read by Mr. Locke before the Statistical Section of the British Association for the Advancement of Science, at the meeting of that learned body held at Belfast last month, afford much interesting information relative to the purchase of land in Ireland by English and Scotch in the Incumbered Estates Court; no doubt partly influenced by the great facility and cheapness by which a perfect title is there obtained, that to us, accustomed to the old English mode of conveyancing, seems at first sight absolutely fabulous,—a desideratum which those who have heretofore purchased estates will consider to be a matter of no small importance.

* From the *Belfast Commercial Chronicle*, Sept. 6, 1852.

TABLE II.

Showing the County, Acreage, and Amount of English and Scotch Purchases.

No. of Estates in which English & Scotch became purchasers.	No. of Purchasers.	County.	Acreage.	Purchase-money.	OBSERVATIONS.
			A. R. P.	£ s. d.	
5	5	LEINSTER. Dublin,	— — —	11,630 0 0	{ All for tenement property in Dublin city.
2	2	Kildare,	225 0 4	1820 0 0	
2	2	Kilkenny,	2925 0 36	41,225 0 0	
1	1	King's Co.,	726 2 18	825 0 0	
2	2	Longford,	2866 1 19	7360 0 0	
2	2	Louth,	4504 3 31	23,350 0 0	
2	2	Meath,	1004 0 8	13,150 0 0	
2	2	Westmeath,	1965 0 10	27,000 0 0	
2	2	Queen's Co.,	599 1 21	3000 0 0	
1	1	Wexford,	9887 1 24	55,200 0 0	
2	2	Wicklow,	6308 0 23	37,625 0 0	
			31,012 0 34	222,385 0 0	
		MUNSTER.			{ This sum includes 15,169 <i>l.</i> 12 <i>s.</i> 6 <i>d.</i> for tenement property purchased by the Board of Inland Revenue in Cork city.
10	11	Cork,	10,223 2 2	86,569 12 6	
3	3	Kerry,	5384 2 12	10,250 0 0	
6	8	Limerick,	19,267 2 8	88,770 0 0	
15	19	Tipperary,	16,070 1 23	140,845 0 0	
4	6	Waterford,	3396 0 4	35,965 0 0	
			54,342 0 9	362,399 12 6	
		ULSTER.			{ 250 <i>l.</i> of this amt. for mines. 330 <i>l.</i> of this amt. for tithe rent-charge. 2120 <i>l.</i> of this amt. for tithe rent-charge.
1	1	Antrim,	750 0 0	23,750 0 0	
2	2	Cavan,	4341 0 1	24,635 0 0	
1	1	Donegal,	365 1 24	2400 0 0	
1	1	Monaghan,	77 0 31	1 <i>l.</i> 7 <i>s.</i> 0 <i>d.</i>	
2	2	Tyrone,	1851 1 16	5026 0 0	
			7385 0 2	55,922 0 0	

No. of Estates in which English & Scotch became purchasers.	No. of Purchasers.	County.	Acreage.	Purchase-money.	OBSERVATIONS.
			A. R. P.	£ s. d.	
12	15	CONNAUGHT.			
3	3	Galway,	227,010 1 12	331,050 0 0	
3	3	Leitrim,	3302 1 27	14,850 0 0	
7	14	Roscommon,	1464 2 34	9030 0 0	
		Mayo,	78,549 0 6	104,490 0 0	
95	114	25 counties out of 32.	310,326 2 9	459,420 0 0	

English and Scotch have purchased in every county in Ireland, except Clare in Munster, Sligo in Connaught, and Down, Armagh, Cavan, Fermanagh, and Londonderry, in Ulster.

TABLE III.

Acreage and Amounts arranged according to Provinces.

Provinces.	Acreage.	Purchase-money.
	A. R. P.	£ s. d.
Leinster,	31,012 0 34	222,365 0 0
Munster,	54,343 0 9	362,329 12 6
Ulster,	7,286 0 2	55,922 0 0
Connaught, . . .	310,326 2 9	455,420 0 0
TOTAL,	403,065 2 14	1,100,126 12 6

TABLE IV.

Showing the Localities from whence the Purchase-money came.

No. of Purchasers.	Purchase-money.	No. of Purchasers.	Purchase-money.
	£ s. d.		£ s. d.
58 from London & its vicinity, }	720641 19 2	<i>Brought forward,</i>	925533 12 6
11 Lancashire,*	56526 13 4	1 from Oxfordshire,	6280 0 0
1 Buckinghamshire	1220 0 0	1 Pembrokeshire,	3820 0 0
4 Cheshire,	53205 0 0	1 Suffolk,	5730 0 0
1 Derbyshire,	2525 0 0	1 Shropshire,	7690 0 0
5 Devonshire,	14445 0 0	1 Sussex,	7610 0 0
1 Durham,	7750 0 0	3 Staffordshire,	57450 0 0
1 Gloucestershire,	11830 0 0	1 Somersetshire,	2550 0 0
2 Hampshire,	24400 0 0	1 Warwickshire,	5750 0 0
1 Hertfordshire,	11000 0 0	2 Yorkshire,	3517 0 0
3 Lincolnshire,	5490 0 0	3 Scotland,	46220 0 0
1 Norfolk,	16500 0 0	1 Calcutta,	24250 0 0
<i>Carried forward,</i>	925533 12 6	3 Isle of Man,	1406 0 0
		1 America,	2320 0 0
		Total,	1100126 12 6

* Including 39,27*l.* 13*s.* 4*d.* from Liverpool and Birkenhead.

TABLE V.

Showing the Number and comparative Amounts of English and Scotch Purchasers.

1000 <i>l.</i> and under.	1000 <i>l.</i> to 2000 <i>l.</i>	2000 <i>l.</i> to 5000 <i>l.</i>	5000 <i>l.</i> to 10,000 <i>l.</i>	10,000 <i>l.</i> to 20,000 <i>l.</i>	20,000 <i>l.</i> and upwards.	Total.
24	18	26	21	18	12	114

Of these one purchaser was from Calcutta, amount, £24,250; three from the Isle of Man, all

under £1200; and eight from Scotland, viz., one between £2000 and £5000, and seven between £5000 and £10,000; of the eight purchasers from Scotland, two were gentry, and six were farmers.

TABLE VI.

*Showing (as accurately as can be ascertained) the
Classification of these Purchasers.*

Gentry, including eight titled persons.	Manufacturers and merchants, including eight firms.	Insurance and Land Companies.	Farmers.	Total.
52	36	6	20	114

TOTAL SALES EFFECTED UNDER THE COURT

Total number of acres, 1,293,573A. 2R. 23P.

Amount, £7,215,003 10s. 1d.

NOTE II.

POOR RATES.

To come to facts connected with this subject, I have taken the public notice of rates struck in four Unions, by chance, out of a newspaper before me, giving each electoral division, to show what is the real state of the case. I am quite ready to

prove that there are as many below these as there are above.

These rates were made in the months of April, July, August, and September, 1852.

ATHLONE UNION.

Electoral Division.	Rate per £1.	
	s.	d.
Auburn,	1	5
Ballinamona,	2	8
Caltragh,	2	2
Castlesampeon	4	0
Carnagh,	8	6
Dysart,	6	0
Glasson,	0	9
Kilcar,	3	0
Killinure,	1	11
Kiltoom,	2	6
Lecarrow,	0	9
Muckenagh,	2	4
Rockhill,	2	4
Taughboy,	2	9
Taughmaconnell,	2	4
Turrock,	1	10
Umma,	0	8

TULLAMORE UNION.

Electoral Division.	Rate per £1.	
	s.	d.
Ardnaglave,	1	2
Ballycommon,	1	8

TULLAMORE UNION—*continued.*

Electoral Division.	Rate per £1.	
	s.	d.
Bawn,	2	1
Cappincur,	2	0
Clara,	1	2
Derrycooley,	1	8
Durrow,	1	8
Geashill,	1	5
Gorteen,	1	10
Kilbeggan,	1	10
Kilclonfert,	1	6
Kilcumreragh,	2	1
Killeigh,	1	2
Killooley,	1	4
Killoughey,	1	5
Lauree,	1	3
Mountbriscoe,	1	3
Philipstown,	1	10
Rahan,	1	2
Raheenakeeran,	1	4
Rahugh,	1	2
Rathfeston,	1	2
Rathrobin,	2	9
Scraggan,	1	0
Silverbrook,	1	8
Tinnymuck,	1	2
Tinnycross,	0	0
Tullamore,	3	2

NAAS UNION.

Electoral Division.	Rate per £1.	
	s.	d.
Naas,	2	10
Ladysown,	1	10
Rathmore,	1	1
Killaabee,	0	10
Kilcullen,	1	8
Giltown,	1	0
Usk,	1	10
Ballysax, East,	1	8
Carnalway,	0	10
Kildare,	1	11
Dunmurry,	1	2
Pollardstown,	1	8
Newbridge,	1	0
Morristown Biller,	1	2
Ballysax, West,	0	10
Kilmeague, North,	1	4
Kilmeague, South,	1	2
Rathernan,	1	2
Downings,	2	4
Robertstown,	3	1
Timahoe, South	1	10
Feighcullen,	0	6
Timahoe, North	0	7
Caragh,	1	0
Donore,	1	8
Old Connell,	0	10
Clane,	1	10
Kill,	0	8

NAAS UNION—*continued*

Electoral Division.	Rate per £1.	
	s.	d.
Bodenstown,	0	10
Oughterard,	0	8
Kilteel,	0	8
Blessinton,	1	2
Burgage,	1	8
Kilbride,	1	0
Lackin,	1	1
Ballymore,	8	0
Newtown,	1	2

LONGFORD UNION.

Electoral Division.	Rate per £1.	
	s.	d.
Ardagh, East,	1	8
Ardagh, West,	4	0
Anghaboy,	5	6
Breanriak,	6	0
Ballinamuck, East,	8	10
Ballinamuck, West,	4	10
Caldra,	8	0
Clondra,	3	9
Clonnee,	2	11
Corboy,	2	7
Drumliah,	4	2
Drumgort,	2	10
Killoe,	5	0
Killashee,	8	6

LONGFORD UNION—*continued*.

Electoral Division.	Rate per £1.	
	s.	d.
Longford,	4	0
Moydow,	2	4
Mount Davis,	7	8
Newtownforbes,	4	2
Rathcline,	2	4

From my knowledge of the country, I would undertake to lower the highest rate struck, which will be seen to be in Longford Union, to sixpence in the pound, if I purchased a property in that electoral division. It is true you may be joined to a man who holds the land next to you, who will do nothing, yet if the estate is of any extent, you have ample power, now the population is so much reduced, to lower the rates.

The following are the poor rates on properties I happen to know something of in different counties:—

Dublin (County), 5*d.*, 6*d.*, 6½*d.*, 7*d.*

Meath, 1*s.*, 1*s.* 6*d.*

Wicklow, 1*s.*, 1*s.* 6*d.*

Wexford, 5*d.*

Waterford, 6*d.*, 2*s.* 9*d.*

Kildare, 1*s.*, 2*s.*, 1*s.* 9*d.*

Carlow, 2*s.* 2½*d.*, 2*s.* 8*d.*

Kilkenny, 2*s.* 6*d.*, 2*s.* 7½*d.*, 1*s.* 4*d.*, 2*s.* 3*d.*, 1*s.* 8*d.*

Queen's County, 6*d.*, 1*s.* 2*d.*
 King's County, 1*s.* 4½*d.*, 4*d.*, 4*d.*, 4*d.*
 Tipperary, 2*s.* 4*d.*, 2*s.* 3*d.*, 2*s.* 8½*d.*, 3*s.* 4*d.*, 3*s.* 9*d.*
 Cork, 1*s.*, 8*d.*, 2*s.*, 6*d.*, 1*s.* 7*d.*, 9*d.*
 Kerry, 3*s.*, 3*s.*
 Clare, 4*s.* 8*d.*, 6*s.*, 4*s.*, 3*s.* 4*d.*
 Westmeath, 11*d.*, 9½*d.*, 1*s.* 2*d.*
 Longford, 2*s.*, 10*d.*, 6*s.*, 10*d.*
 Galway, 4*s.* 6*d.*, 2*s.* 1½*d.*, 1*s.* 6*d.*, 5*s.*, 2*s.* 9*d.*
 Mayo, 5*s.*, 5*s.*, 5*s.*, 1*s.* 10*d.*
 Cavan, 1*s.* 4*d.*, 2*s.*, 1*s.* 8*d.*
 Down, 7½*d.*, 10½*d.*
 Donegal, 1*s.* 8*d.*
 Tyrone, 7½*d.*, 2*s.* 1*d.*

These rates are struck, in most cases, twice every two years.

The number of Electoral Divisions in Ireland is now 3439, with an average of about 6000 acres to each.

NOTE III.

CHARACTER OF THE IRISH FOR INDUSTRY.

THE following extract from Mr. Pim's work will show that the Irish are not incapable of improvement, either owing to their religion or their race:—

“The people of Ireland have been accused of idleness and improvidence. These vices are attri-

buted by many to the prevalent creed; and their supineness and want of industry are laid at the door of their religion. Others speak of them as the inherent characteristics of the Celtic race. By the first, they are looked upon as almost incurable, while the religious belief of the people is unchanged. If the opinion of the latter be correct, the case must be considered hopeless, as it is evident no change of race can take place. The carefully irrigated and fertile plains of Lombardy; the high cultivation of the vale of the Arno, densely peopled with industrious, contented, and thriving inhabitants; and the skill and industry which maintain the agriculture of Flanders among the first in Europe,—an example worthy of imitation by Protestant England,—may well prove that their religion offers no insuperable barrier; and that if the inhabitants of some of the Roman Catholic states of Europe are less industrious than their Protestant neighbours, we must look to something else than their creed for a sufficient explanation of the cause. The inferiority of the Celtic race is a gratuitous assumption, not easy of proof; but even if this be admitted, those who on that account consider the Irish as unimprovable forget the great admixture of races which has taken place in this country. Most of the maritime cities

were Danish colonies. A large proportion of the Norman or early English settlers intermarried with the original inhabitants, and their descendants, having remained Roman Catholics, are now considered as mere Irish. There is now no apparent distinction between a Fitzgerald, a Burke, a Grace, or a Lacy, and the purest Milesian family.

“It is sufficient, as respects these charges, to say that they are useless taunts; that it is impracticable, under present circumstances, to change either the people themselves or their religion; that being in the country, they must be taken for better for worse; and that fair means, the removal of impolitic restrictions, and the extended influence of education, are more likely to improve them than the rough usage which has been already tried, or the injurious language which is now too often used. But the subject is worthy of closer examination. We see that Irishmen succeed in America. Why do they not thrive at home? In America they are certainly on a level with all their neighbours; they have a fair field and no favour; and there they are industrious, and reap the fruits of their industry, in the acquisition of property and the respect of their fellow-citizens. Here the labourer earns a bare subsistence, by precarious employment at low wages, with but little hope of

improvement, and consequently but little stimulus to exertion. When he crosses the Atlantic, the improved chances of success arouse his energy, he assumes a new character, he feels the necessity of exertion, and proves himself equal to his new position.

“It has been asserted that even in America the Irish are to be known by their idleness, their want of cleanliness, and their improvident habits. It is true, there are many who never rise out of the faults of early life; but that these are exceptional cases, that the great majority are industrious and saving, is proved by the amount of remittances in sums, small in themselves, but large in the aggregate, made by Irish emigrants to their friends and relatives at home. A correspondent of the writer’s has informed him, that, having made inquiry from the various banking-houses in that city and in Philadelphia and Baltimore, he found that the remittances by small orders from £1 to £10, made by Irish emigrants to their friends in Ireland, in the year 1846, amounted in all to 1,000,000 dollars, or £200,000 sterling. These remittances, coming from working men and women depending upon their daily labour for support, prove at the same time their industry, their economy, and that love of kindred which absence and distance cannot

efface. Many of those remittances are sent to enable a relative to follow in the same path, to a land where industry has free scope and a sure reward. The husband sends home the means which may enable his wife and children to follow him; the child sends for his parent, or the brother for his sister; and in this manner many whole families have gone, one after the other, to seek a new home in the West.

“The writer is far from denying the influence of national character, and the hereditary transmission of peculiar qualities in the various families of man; and it must be admitted that we do not possess the same patient and persevering industry, which so eminently distinguishes the people of England. Neither is he disposed to deny the influence of religion on the temporal well-being of mankind; but, on the contrary, to assert its paramount importance; and that, so far as Christian principle prevails and influences the heart, by whatever name we may be called, it brings out those virtues which constitute a good citizen, and promote the welfare of society.”

NOTE IV.

FOOD OF THE IRISH.

“THE Irish peasant made up for the deficiency of nutritive qualities in the potato by the quantity he ate, amounting generally to as much as fourteen pounds in a single day; and it was therefore a general complaint at first that the Indian corn left an uneasy sensation, arising from the absence of the habitual distention of the organs of digestion. The half-raw state in which it was often eaten, arising partly from ignorance of the proper mode of cooking it, and partly from impatience to satisfy the cravings of hunger, also concurred, with the previous debilitated state of the people, to produce sickness when it was first introduced. All this, however, has been got over, and the people have now not only become accustomed to the use of a grain food, but they prefer it, and declare that they feel stronger and more equal to hard work under the influence of a meal of stirabout than of potatoes; and their improved appearance fully bears out this conclusion. One main cause of the fact, which has been so often remarked, that the Irishman works better out of Ireland than in it, is, that when he leaves his na-

tive country and obtains regular employment elsewhere, he commences at the same time a more strengthening diet than the potato. It is commonly observed in Canada that the Irish emigrants, although a much larger race of men than the French Canadians, are, for some time after their arrival, inferior to them as farm labourers; and this difference is attributed to their food. The Canadian labourer, who receives his food as part of his hire, has an ample breakfast on bread and milk. He dines at mid-day on *soupe aux pois*, with a full quantity of salt pork and bread *à discrétion*. At four o'clock he is allowed a luncheon of bread and onions, and at night he has a ragout of meat and vegetables for his supper. He, however, works laboriously, and generally from sunrise to sunset, and is scarcely ever absent a day from his work. An Irishman cannot endure this continuous labour without better food than the potato; and in every way it is desirable to teach him the use of a more substantial diet, both to enable him to give a proper amount of labour for his hire, and in order to raise him to a higher standard as a social being. We shall not consider the object finally accomplished until the people of Ireland live upon a bread and meat diet, like those of the best parts of England and Scotland.

“ An officer of the Board of Works, observing the emaciated condition of the labourers, reported that, as an engineer, he was ashamed of allotting so little task-work for a day's wages, while, as a man, he was ashamed of requiring so much. In some districts proof of attendance was obliged to be considered sufficient to entitle the labourer to his wages. The exhausted state of the workmen was one main cause of the small quantity of work done compared with the money expended. The Irish peasant had been accustomed to remain at home, cowering over his turf fire, during the inclement season of the year, and exposure to the cold and rain on the roads, without sufficient food or clothing, greatly contributed to the prevailing sickness. In order to obviate this as far as possible, a Circular Letter was issued by the Board of Works (1st series of 1847, page 499), directing that, in case of snow or heavy rain, the labourers should merely attend roll-call in the morning, and be entered on the pay-list for half a day's pay; and if it afterwards became fine, they were to come to work, which would entitle them to a further allowance.”—“*The Irish Crisis*,” by Sir C. Trevelyan.

NOTE V.

ORIGIN OF AGRARIAN DISTURBANCES.

“THE *Encyclopædia Britannica* thus described the origin of those bands of Whiteboys, Oakboys, and Steelboys, connected with agrarian disturbances in the south and north of Ireland, soon after the accession of George III., in the year 1760:—

“ ‘A foreign demand for beef and butter having become uncommonly great, by reason of a violent cattle distemper in England and on the Continent, ground appropriated to grazing became more valuable than that employed in tillage. The cottiers were everywhere dispossessed of their holdings, which the landlords let to persons who could afford to pay a higher rent. Whole baronies were now laid open to pasturage, whilst the former inhabitants were driven desperate by want of subsistence. Numbers fled to the large cities, or emigrated to foreign countries.

“ ‘The people, covered with white shirts, assembled in parties at night, turned up the ground, destroyed bullocks, levelled enclosures, and committed other acts of violence. These unavailing efforts were construed into a plot against the Government. Numbers of the rioters were appre-

hended in the counties of Limerick, Cork, and Tipperary, and some of them were condemned and executed. In different places these unhappy wretches, instead of being looked upon as objects of compassion, were persecuted with the utmost rigour of the law.’”

“The following is the result of an experiment made about the same period with Irish tenants:—

“‘Sir William Osborne, who resides near Clonmel, in the county of Tipperary, has made a mountain improvement which demands particular attention, being upon a principle very different from common ones.

“‘Twelve years ago he met with a hearty-looking fellow of forty, followed by a wife and six children in rags, who begged. Sir William questioned him, upon the scandal of a man in full health and vigour supporting himself in such a manner. The man said he could get no work. “Come along with me, and I will show you a spot of land on which I will build a cabin for you; and if you like it, you shall fix there.” The fellow followed Sir William, who was as good as his word. He built him a cabin; gave him five acres of a heathy mountain; lent him £4 to stock with; and gave him, when he had prepared his ground, as much lime as he would come for. The fellow flourished; he

went on gradually; repaid the £4; and he has at present twelve acres under cultivation. His name is John Conory.

“ ‘The success which attended this man in two or three years, brought others who applied for land, and Sir William gave them as they applied. In this manner he has fixed twenty-two families, who are all upon the improving hand, the meanest growing richer; and they find themselves so well off that no consideration will induce them to work for others, not even in harvest. Their industry has no bounds, nor is the day long enough for the revolution of their incessant labour. He has informed them that they will be charged something for the land, and has desired that each will mark out what he wishes to have. They have accordingly run divisions, and some have taken pieces of thirty to forty acres; a strong proof that they find their husbandry beneficial and profitable. He has little doubt but they will take among them the whole mountain, which consists of 900 acres. He has great reason to believe that nine-tenths of them were Whiteboys, but are now of principles and practice exceedingly different from the miscreants who bear that name. This shows that the villany of the greatest miscreants is all in situation and circumstance. Employ—don’t hang them. Let

it not be in the slavery of the cottier system, in which industry never meets its reward; but by giving property, teach the value of it. By giving them the fruit of their labour, teach them to be laborious.' " *

"It is a remarkable testimony to the improvement effected by such works in the social habits of the people, that the district between the Shannon and the Blackwater, which was opened in four directions by the roads executed by Mr. Griffith, although formerly the seat of the Desmond Rebellion, and subsequently, in the year 1821, the asylum for Whiteboys and the focus of the Whiteboy warfare, during which time four regiments were required to repress outrage, became perfectly tranquil, and continued so up to the commencement of the late calamity."

* A. Young's "Tour in Ireland," Vol. I., pp. 170-173.

NOTE VI.

THE LANDLORD DOES NOTHING.

Extracted from Report of Commissioners on Occupation of Land in Ireland.—Par. Rep., 1845, vol. xix., page 26.

“It is well known that, in England and Scotland, before a landlord offers a farm for letting, he finds it necessary to provide a suitable farmhouse, with necessary farm buildings, for the proper management of the farm. He puts the gates and fences into good order, and he also takes upon himself a great part of the burden of keeping the buildings in repair during the term; and the rent is fixed with reference to this state of things. Such, at least, is generally the case, although special contracts may occasionally be made, varying the arrangement between landlord and tenant.

“In Ireland the case is wholly different. The smallness of the farms, as they are usually let, together with other circumstances, to which it is not necessary to advert, render the introduction of the English system extremely difficult, and in many cases impracticable.

“It is admitted on all hands, that according to the general practice in Ireland, the landlord builds

neither dwelling-house nor farm-offices, nor puts fences, gates, &c., into good order, before he lets his land to a tenant.

“The cases in which a landlord does any of those things are the exceptions. The system, however, of giving aid in these matters is becoming more prevalent. In most cases, whatever is done in the way of building or fencing is done by the tenant, and in the ordinary language of the country, dwelling-houses, farm-buildings, and even the making of fences, are described by the general word ‘improvements,’ which is thus employed to denote the necessary adjuncts to a farm, without which, in England or Scotland, no tenant would be found to rent it.”

“By neglecting their estates, and omitting to construct proper farm buildings, and to make other necessary improvements, Irish landlords relinquish their position in rural society, and give free scope to the agrarian revolutionary plans which, under the disguise of ‘fixity of tenure’ and ‘tenant-right,’ would dispossess the landlord, without conferring any permanent benefit on the tenant. In the smaller class of holdings, the entire gross produce is insufficient to support a family, without allowing for either rent, seed, or taxes; and even supposing that, with the dan-

gerous help of the potato, eked out by harvest-work and begging, a rent is paid, the tendency to multiply and subdivide is so strong that if the whole rent were given up the holders would become, in a generation or two, much more numerous and equally poor. The fact is, that the main hope of extrication from the slough of despond in which the small holders in the centre and west of Ireland are at present sunk is from the enterprise and capital, and improved husbandry, of the class of owners commonly known by the name of landlords."

NOTE VII.

GOVERNMENT MONEY ADVANCED.

MONEY advanced by the Board of Works for the improvement of landed property may be applied as follows:—

" 1. The drainage of lands by any means which may be approved by the Commissioners.

" 2. The subsoiling, trenching, or otherwise deepening and improving the soil of lands.

" 3. The irrigation or warping of lands.

" 4. The embankment of lands from the sea or tidal waters or rivers.

“ 5. The inclosing or fencing, or improving the fences, drains, streams, or water-courses of land.

“ 6. The reclamation of waste or other land.

“ 7. The making of farm roads.

“ 8. The clearing land of rocks and stones.

“ 9. Now also for farm buildings.”

NOTE VIII.

FORTY-SHILLING FREEHOLDERS.

THE subdivision of land will be accounted for in a great measure by the following:

“ A lease for lives of a house or land, in which the lessee had an interest worth forty shillings a year, called ‘a forty-shilling freehold,’ entitled the holder to a vote. This low franchise induced the landed proprietors to divide their estates into many small holdings, for the purpose of increasing their influence at elections. A numerous tenantry, having the right to vote, and being practically obliged to exercise that right at the dictation of their landlords, was highly prized. This had a most injurious effect in many parts of Ireland, cutting up the land into those small farms which are now justly complained of, and producing a great increase of population, without a corresponding increase of the means of support. When the Emancipation Act was passed in 1829, the forty-shilling

freeholders were disfranchised, and being no longer of use to their landlords, every means has since been employed to get rid of them."

NOTE IX.

ENGLISH LADIES THE CAUSE OF ESTATES NOT
BEING BOUGHT.

STRANGE as it may seem, I think there is no doubt but that the ladies of England are in a great measure the cause of the non-investment of English capital in Ireland. An extract from a letter received this morning will illustrate this:—

"DEAR SIR,—I am obliged by your letter of the 21st instant. I find that I stand alone in my wish to purchase land in Ireland with a view to reside upon it, and that I should seriously compromise my domestic comfort if I persisted in the design. I have therefore abandoned it; and I may add, that I have strong objections to becoming a non-resident proprietor. Were it otherwise, I should not be deterred by the frequency of agrarian outrage and murder in Ireland. They generally spring from some strong-handed interference with long-established customs, or harsh evictive proceedings at law, which excite the ven-

geance of an ignorant, impulsive, and almost despairing peasantry. Even measures prompted by kind feeling, and a wish to improve and benefit, may be made obnoxious from the way in which they are forced on against ancient habits and prejudice. I would never *insist* on the immediate adoption of my own views, however much I might desire it; but would rather *suggest* them, and wait their gradual development. I am hopeful for Ireland; and were I not bound to consult and respect the feelings and wishes of those most closely united to me, I would gladly and unhesitatingly settle there, as I am convinced that a judicious investment in land there is about the very best that can be made at the present time."

Spenser wrote the following in 1596. If the English ladies oppose from experience, and not from prejudice, as he did, I think they would use their influence in a contrary direction:—

"And sure it is yet a most beautiful and sweet country, as any is under Heaven; being stored throughout with many goodly rivers, replenished with all sorts of fish most abundantly; sprinkled with many very sweet islands and goodly lakes, like little inland seas, that will carry even shippes upon their waters; adorned with goodly woods, even fit for building of houses and shippes, so com-

modiously, as that if some Princes in the world had them, they would soon hope to be lords of all the seas, and ere long of all the world; also full of very good ports and havens opening upon England, as inviting us to come unto them, to see what excellent commodities that country can afford; besides the soil itself most fertile, fit to yield all kind of fruit that shall be committed thereunto. And lastly, the Heavens most mild and temperate, though somewhat more moist in the parts towards the west.”*

NOTE X.

MR. BEALE BROWNE'S LETTER.

I HAVE just received the following from a gentleman well known in the agricultural world, and one of the most active magistrates for Gloucestershire, T. B. Browne, Esq., of Hampen, near Andoversford. It will show, that if persons look into the state of Ireland they do not think so badly of it. Mr. Browne has just made an offer for an estate in Tipperary, upon which I am sure he will do an immense amount of good, and get a clear 5 per

* “View of Ireland,” written in 1596, by Edmund Spenser.

cent. for his money, and have his estate nearly doubled in value in a few years:—

“MY DEAR SIR,—I cannot give you a greater proof of my opinion being in favour of investing money in Ireland than in purchasing property there; indeed, after passing through the greater part of Ireland, I came to this conclusion:—There may be some evil influence at work in some places, but it appears to me want of employment is the great evil, and especially the non-employment of the small tenants in draining, &c., on the estates in which they reside, which would add to the landlords’ capital, and place them in a position which they deserve. Employment seems to me the best security for life and property; and there is no estate I have seen but all the surplus labour might be profitably employed, and then the poor-rates would become a mere trifle.

“Believe me yours very truly,

“T. B. BROWNE.

“*To Wm. Bullock Webster, Esq.*”

NOTE XI.

COMMUNICATION WITH IRELAND

VIA Holyhead—Sea Passage, 4½ hours. Three communications to and from Ireland on every

week-day; two on Sundays. London to Dublin, $13\frac{1}{4}$ hours; to Cork, $21\frac{1}{2}$; Limerick or Galway, 20; Belfast, 23; Manchester or Liverpool to Dublin, 9; Warrington, $8\frac{1}{4}$; Birmingham, $10\frac{1}{4}$; Leeds or Sheffield, 13; Bristol, $15\frac{1}{4}$.

FARES. Including Sea-passage Money between Kingstown and Holyhead either by the boats of the Chester and Holyhead Railway, or of the City of Dublin Steam Packet Co. TO OR FROM	LONDON.			
	Single Fares.		Return Tickets.	
	Class 1.	Class 2.	Class 1.	Class 2.
	s. d.	s. d.	s. d.	s. d.
Kingstown Harbour,	60 0	40 0	90 0	60 0
Cork,	75 0	52 0	105 0	80 0
Limerick or Clonmel,	75 0	52 0	105 0	80 0
Kilkenny,	70 0	48 0	105 0	72 0
Galway,	76 0	54 0	115 0	80 0
Ballinasloe,	73 0	51 0	110 0	77 0
Athlone,	71 0	49 0	105 0	75 0
Mullingar,	68 0	46 0	100 0	70 0
Belfast,	70 0	50 0	105 0	75 0
Newry or Dundalk,	65 0	46 0	97 0	69 0

	Class 1.	Class 2.
	£ s. d.	£ s. d.
London (Euston Station),	6 10 0	5 5 0
Edinburgh, Glasgow, Hull, Bristol, Carlisle, Oxford,	6 6 0	5 5 0
Worcester, Cheltenham, Gloucester,	5 15 0	4 15 0
Birmingham, Rugby, Leamington, Coventry, Lincoln,	5 5 0	4 5 0
Wolverhampton, Huddersfield, Leeds, Sheffield, Derby,	5 0 0	4 5 0
Manchester, Warrington, Stoke, Macclesfield,	4 4 0	3 10 0
Liverpool, Chester,	4 0 0	3 5 0

These tickets (which in no case are transferable) will be available for one month from the date of issue.

NOTE XII.

MEANING OF IRISH NAMES.

AGH, a field.

ANAGH, or **ANA**, a river.

ARCH, a high place or rising ground.

ATH, a ford.

AWIN, a river.

BALLY, or **BALLIN**, a town or inclosed place of habitation.

BAN, or **BANE**, white or fair.

BEG, little.

BEN, the summit of a mountain, generally an abrupt head.

BUN, a bottom, a foundation or root.

CAB, or **CAHIR**, a city.

CARRICK, **CARRIG**, **CARROW**, a rock or stony place.

CORK, **CORRAGH**, a marsh or swampy ground.

CLARA, a plain.

CROAGH, **CROGHAN**, a sharp-pointed hill, resembling a rick.

CLOG, **CLOUGH**, a great stone.

CURRAGH, a marshy or fenny plain.

CLON, a glade or level pasture ground.

COL, **CUL**, a corner.

DERRY, a clear, dry spot in the midst of a woody swamp.

DON, a height or fastness, a fortress.

DONAGH, a church.

DRAUN, a high, narrow ridge of hills.

INCH, INIS, an island.

KEN, a head.

KILL, a church or cemetery.

KNOCK, a single hill or a hillock.

LICK, a flat stone.

LOUGH, a lake or a pool.

MAGH, a plain.

MAIN, a collection of hillocks.

MORE, large or great.

RATH, a mount or entrenchment, a barrow.

ROSS, a point of land projecting into water.

SHAN, old.

SLIEBH, a range of mountain, a hill covered with heath.

TACK, a house.

TEMPLE, a church.

TOM, TOOM, a bush.

TRA, a strand.

TOBAR, TUBBER, a well or spring.

TULLAGH, a gentle hill or common.

TULLY, a place subject to floods.

NOTE XIII.

INVESTMENT OF TRUST-MONEY IN IRELAND.

IMPORTANT ACT.—Few are aware, I believe, of a most important Act of Parliament, which gives power to trustees to invest money in Ireland, although England and Wales only are expressly named:—

“ Trustees authorized to lend money on real securities in Great Britain may lend same on real securities in Ireland, as if expressly authorized by trust to do so, provided the deed creating such trust shall not contain any express restriction against the investment of such money on security in Ireland.”—4 and 5 Will. IV., cap. 29.

NOTE XIV.

RUNDALÉ, A KIND OF TENURE BY WHICH A PERSON HOLDS A FARM IN COMMON WITH SEVERAL OTHERS.

“ In the flourishing islands of Guernsey and Jersey, corn-rents of fixed amount are charged upon the same farm one after another, like the coats of an onion; but the lowest holder, who is

the party really interested in the improvement of the property, has every requisite security that he will enjoy the whole profit of any outlay he may make, and the most essential part of the benefit of ownership is thus obtained. In Mayo and other western counties the old barbarous Irish tenure called *Rundale* (Scotch *runrigg*), still prevails, which stops short of the institution of individual property, and by making the industrious and thriving responsible for the short-comings of the idle and improvident, effectually destroys the spring of all improvement. The cessation of this antiquated system is an indispensable preliminary to any progress being made in the localities where it exists; but this improvement may be effected by the landlords without any change in the law.”
—*The Irish Crisis*, by Sir C. Trevelyan.

NOTE XV.

ESTATES IN COURT OF CHANCERY.

“THE following Table gives the leading particulars relating to the estates under the management of the Courts in Ireland during the years 1831, 1832, and 1833:—

COURT OF CHANCERY.							
	No. of Causes.	Rental of Estates.		Arrears of Rent.			
				When Receiver was appointed.		When Receiver last accounted.	
		£	s.	d.	£	s.	d.
1841	698	598,635	13	10½	39,358	16	4½
1842	595	548,782	12	9	3,105	0	10
1843	764	563,022	2	4	39,265	13	1
Average of three years }	686	570,147	2	11½	27,243	2	5

COURT OF EXCHEQUER.																	
From 1836 to 1843 in- clusive }	816	132,675		2		3		54,163	6		6		87,849	0		11½	

NOTE XVI.

FARMS.

THERE is scarcely a county in Ireland where there are not some few good farms to let, varying in size from 100 to 2000 acres. The rents are fair, and the landlords inclined to do what may be required for a good tenant. I could point out where there are many farms let to Scotchmen, who are doing well.

NOTE XVII.

RELATIVE QUANTITY AND VALUE OF ENGLISH,
SCOTCH, AND IRISH ACRES.

ONE Irish acre is equal to one acre, two roods, nineteen poles, and five yards, statute measure; and in Scottish measure, it is equal to one acre, one rood, five poles and eight yards. Twenty shillings the Irish acre would be twelve shillings and four pence the English, and fifteen shillings and eight pence the Scotch acre.

NOTE XVIII.

EXTRACT FROM A LETTER FROM LORD CLAREN-
DON.

“ DESIROUS though I am, however, that capital should be thus employed, nothing would induce me to recommend it if I did not conscientiously believe that the investment would be remunerative; as it would be worse than useless to expend large sums of money without a fair prospect of return, and if those prospects were not realized, all such speculations must cease for the future. But upon this point I entertain no doubt; for if good land is to be bought at a cheap rate, if secure ti-

ties can be obtained at small expense, and if capital is available for improving the soil, and rendering it productive, such an investment cannot fail to be profitable; and it is under these circumstances, when the Incumbered Estates Bill is passed, that purchasers may come into the market. The moment, too, is eminently propitious for the undertaking, because political excitement is at an end; agrarian outrage, consequent upon the competition for land, is now very rare; and the only anxiety of the people is to obtain employment, or the means of emigrating. But, with respect to the latter, encouragement could not be given as a general rule, nor without due inquiry; and I was glad to observe that such appeared to be the opinion of the meeting at the Mansion House; for although there are districts where, owing to the minute subdivision of land and other circumstances, the population has manifestly become redundant, and cannot, in the absence of the potato, find the means of subsistence, emigration is most desirable: yet there are others, where emigration is, at this moment, looked upon as the only remedy for existing distress, but in which there are actually not able-bodied men enough for the cultivation of the soil, under a proper system of agriculture. And it is a mistake to suppose that the Irish people will not work. They

are both willing and desirous to work, and, when in regular employment, are always peaceable and orderly; and as they have lost their confidence in the potatoes, there will not now be the same difficulty, as in former times, in inducing the occupant of three or four acres of land to become a labourer for money wages punctually paid; on the contrary, there is every reason to think that they would greatly prefer it. I may add, too, that the tenant-farmers now no longer adhere to their old and vicious system of cultivation, but are eager to learn, and are grateful for instruction.

“In short, from a concurrence of circumstances, I do not think there is any country in the world where change would be so beneficially and speedily effected as in Ireland, by the judicious application of capital; while ordinary attention to the comforts of the people, and the improvement of their habits, would produce contentment and confidence, and render the appeals of selfish agitators innocuous.”

NOTE XIX.

ON THE GEOLOGICAL MAP.

THE GRANITE formations in Ireland, No. 1 on the Map, extend in the S.E. from Dublin to near New Ross; in Down and Armagh, to the north of Dundalk; a portion of Donegal; and to the S.W. of Galway, with outcrops in Mayo, &c.

Granite being composed of three materials,—quartz, mica, and felspar, and again, these composed of others, containing silica, alumina, potash, soda, &c., &c., the value of a soil depends, in a great measure, upon the kind of granite from which it is decomposed. Near Dublin the granite, containing large quantities of silica, makes very good building stone, but does not easily crumble into a good soil. The Wexford end of the range is composed more of the other ingredients, and makes a better soil.

As the whole of the island of Guernsey is on the granite, and the land turns out most productive, we may, I think, with some confidence commence the improvement of granite soils, where the depth is favourable, and does not contain too much silica.

It must be remembered that the greater portion of this formation is in a mountainous country.

The MICA SLATE, No. 2 on Map, the greater part of which is found in Donegal, Derry, Tyrone, and Londonderry, again in Mayo and Galway, prevails in many of the mountain ranges.

Mica slate contains silica, alumina, iron, magnesia, and potash.

The mica slate does not easily decompose, and the country where it makes its appearance looks rugged, uneven, and wild. Where the greenstone joins it a better soil is found. Tin and copper are found in this formation. Where the limestone joins this formation the soil is often very good.

The LOWER CLAY SLATE, No. 4 on Map, found so extensively in Cavan, Armagh, Wicklow, and Wexford, contains soils of great variety; the fertility depending on elevation, depth of soil, and, more particularly, whether the under beds lie horizontally or not; if perpendicular, the land is seldom good. The most productive soils are those where the strata are inclined, and the edges covered with a deep loam. No soil is more grateful for lime than this; and the Wexford farmers have shown that the finest crops may be grown on it. The analyses of the Wexford clay slate, by Antisell, is as follows. In 100 parts:—

Silica,	68.0
Alumina,	14.0
Peroxide of iron,	7.0
Carbonate of lime,	1.2
Traces of magnesia, &c., alkaline chlorides, and sulphates,	3.0
Organic matter, water, &c.	6.8
	<hr/> 100.0

UPPER CLAY SLATE, No. 5 on the Map. Found in Kerry and Cork; has an irregular, broken, hilly surface. Few soils pay better for improvement by draining and lime, that is, if you have depth to work upon. The clay slate beds are like those found in Monmouth, Gloucestershire, and South Wales. Few countries are so rich in metals: copper, grey ore of antimony, lead, manganese, arsenic ore, &c., &c.

OLD RED SANDSTONE, being No. 6 on Map, found so abundantly in Cork, is similar to the greater portion of the land in Devonshire and Herefordshire,—a very fine soil in most places.

Silica is the chief mineral substance, but, being finely divided, the earth is easily worked, allowing the passage of air, water, and the influence of the sun's rays. It is found to be both good dairy and corn land.

COAL formations, No. 7 on Map, found, as will be

seen by the map, dispersed through many counties, particularly in the north of Kerry and Clare, are in a great measure covered with bog; but it will be found, upon examining the best portion of the cultivated land on this formation, that abundant crops of all kinds can be grown to advantage.

LIMESTONE, No. 12 on Map. The greater portion of Ireland will be found resting on this formation, being two-thirds of the country, a part of which is covered with the calp, or black argillaceous limestone, the composition of which is—

Silica,	18·0
Carbonate of lime,	68·0
Alumina,	7·5
Oxide of iron,	2·0
Carbon and bitumen,	3·0
Water,	1·5
	<hr/>
	100·0

Limestone from Philipstown, Antisell makes—

Carbonate of lime,	91·49
Silica,	5·50
Alumina and iron,	·70
Sulphuric acid,	1·72
Loss,	·59
	<hr/>
	100·0

The deep soils of this formation are better than al-

most any in England or Scotland, and I have convinced myself that, when drained where they require it, and well farmed, they will be found the best paying land in Ireland, one great advantage being, that they have a natural tendency to go to good grass. Although much superior land is found on this formation, there are many thousand acres of, to all appearance, a poor, rocky country; but even here the grass that does grow between the rocks is of so good a quality that it makes fine sheep-walks. Again, the greater portion of the bog lands are on this formation, which gives the country a desolate appearance in places.

The most extensive bogs in Ireland will be found stretching from Bantry Bay, in Cork, to the centre of Clare; from the north of Cashel, through Kildare, beyond Mullingar; from the north of Maryborough to Leitrim; and covering, in a great measure, the country from Galway to north of Sligo. The Dublin and Wicklow mountains are also in a great measure covered with mountain bog or moor; and another portion of the same kind will be found north of Lough Neagh, and again from thence towards Enniskillen. But if a line be drawn from Galway to Carlow, and another from Donegal Bay to Wicklow Head, the greater portion of the bog lands of Ireland will be found in

that space. It must be remembered, that there is not a bog in Ireland that cannot be drained; and few, except in the West, that, when cut away, are not capable of making good land, resting, in a great measure, on limestone gravel or marl.

Other lands in Ireland may be drained at a much less expense than most people imagine. I can state from practical experience that most of the stiff soils may be thoroughly drained at about £3 10s. per acre; and the wet mountain and bog lands, surface-drained for sheep and stock farms at a sum not exceeding 15s. per acre.

NOTE XX.

IN a valuable work, lately published by Dr. Ellis, entitled "Irish Ethnology," he makes the following remarks on the character of the Irish peasant:—

"The state of *isolation* in which the Irish Celt has always existed is that which favours most his antipathies to Saxon civilization; and, viewed in this light, may be considered the chief fountain of all his evils. In the adaptation of remedial measures, therefore, the removal by all possible means of this isolated condition, so hostile in him to all

progress, presents itself as a great leading principle to be kept continually uppermost. Left as he is, under Saxon rule, unaided and easily discouraged, the Celt will not improve even in his own way. Show him, *by example*, the value of labour, the necessity of order, the advantages of knowledge, and the comforts of a higher scale of living, and he will be found quick to learn and skilful to perform; and though always retaining his excitable temperament and peculiar tendencies, his facility in accommodating himself to surrounding circumstances, when the curse of isolation is removed, and the strict enforcement of law secured, will effectually adapt him to the enjoyment of true liberty and Saxon modes of civilization and progress."

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THE END.

IN PREPARATION.

HINTS
TO
PURCHASERS OF PROPERTY
IN THE

*Court for the Sale of Incumbered Estates in
Ireland,*

DERIVED FROM PRACTICAL EXPERIENCE.

BY
W. BULLOCK WEBSTER, ESQ.

DUBLIN: HODGES AND SMITH GRAFTON-STREET.





